

AUCTION COVERING

ESSEX AND NORTH & EAST LONDON

KENT & SOUTH EAST LONDON

HAMPSHIRE, DORSET, WILTSHIRE & ISLE OF WIGHT

WEST COUNTRY

SUSSEX & SURREY

Wednesday, 1st May

Bidding Opens Monday, 29th April

cliveemson.co.uk



May 2024

Our Accreditations

Clive Emson Auctioneers have been selling land and property for over 35 years achieving the following accreditations:-



Our Marketing

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



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



COUNTRY LIFE



PROPERTY INVESTOR NEWS



Guide Prices & Reserves

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

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

Our Next Auctions - Entries Invited

Entries are invited for our Auctions on Wednesday, 12th June 2024

Closing date for entries Monday, 20th May 2024

Auction Advice



• WHAT SHOULD AN AUCTION PACK INCLUDE?

Legal paperwork is relevant to every auction listing, regardless of the property type or value. Other requirements depend on the nature of the property or plot of land, with differences between residential and commercial and furnished and unfurnished lots.

For example; if a property is offered with a tenant, a copy of the Rental Agreement should be included, whereas this would not apply to a vacant residence or a vacant commercial premises.

Every auction listing should be accompanied by a legal pack that includes the following:-

- The Common Auction Conditions of Sale, including any specific terms or requirements such as additional costs to be borne by the buyer.
- Official Copies of the property Title Register and plan. If the property is not registered with Land Registry, a copy of the Deeds and a document called an Epitome of Title should be included.
- An up-to-date Energy Performance Certificate (EPC) and copies of any paperwork related to Planning Permissions.
- Search information including Environmental, Local Authority, Drainage and Water searches, plus any additional searches that are

AUCTION LEGAL PACKS EXPLAINED

An auction pack is a set of documents provided for prospective buyers, providing all the information they need to know about a property or parcel of land they may plan to bid on.

We allow registered buyers to download the auction pack on demand, ensuring each bidder can review the paperwork before the auction date.

Below we have listed the type of documents provided by the seller's solicitor prior to the auction.

relevant, such as searches for properties on flood plains or close to mining areas.

- A Property Information Form, (called TA6), which covers questions relating to property boundaries, guarantees linked to the property and any current disputes.

Legal packs are an important resource for buyers and we strongly recommend all prospective bidders download all the relevant documentation for the Lot they are interested in, prior to bidding. This can be done, free of charge, on our website.

While the seller is responsible for providing accurate and up-to-date information for the legal pack, the buyer remains accountable for conducting their own research or discussing any concerns with their solicitor or legal adviser before entering into a binding agreement. In many cases, buyers and sellers choose to liaise with solicitors with expertise in auction sales who will be able to complete work on assembling or reviewing a legal pack quickly and within the short timescales that are the norm in auction sales.

"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, 1ST MAY 2024
BIDDING FROM MONDAY, 29TH APRIL
LOTS 1-149 - ONLINE AUCTION

Lot 10 3 Chapel Row, North Street, Turners Hill, Crawley, West Sussex
Lot 12 2 Little Gilly Hill, Redruth, Cornwall
Lot 14 40 Rowden Road, Epsom, Surrey
Lot 15 The Stables, 5 The Hills, Sid Road, Sidmouth, Devon
Lot 19 14 Cleveland Road, Chichester, West Sussex
Lot 22 7 Mount Pleasant, St. Leonards-on-Sea, East Sussex
Lot 24 Flat 4, 42A Sea Road, Boscombe, Bournemouth
Lot 26 18 Ewart Road, Chatham, Kent
Lot 27 12 Saville Gardens, Billingshurst, West Sussex
Lot 31 64 Leeson Road, Ventnor, Isle Of Wight
Lot 34 1 Sturdee Cottages, Stoke Rd, Hoo, Rochester, Kent
Lot 35 12 Wolfe Close, Winchester, Hampshire
Lot 36 104 London Road, Bexhill-on-Sea, East Sussex
Lot 37 8 Lower Park, Southfield Road, Paignton, Devon
Lot 39 2 Hillborough Villas, Sweechbridge Road, Herne Bay, Kent
Lot 42 51A Sea Road, Bexhill-on-Sea, East Sussex
Lot 43 Flat 69, Laurel Court, 24 Stanley Road, Cheriton, Folkestone, Kent
Lot 52 38 Rowden Road, Epsom, Surrey
Lot 55 53 Alma Street, Sheerness, Kent
Lot 63 28 Winchelsea Drive, Chelmsford, Essex
Lot 67 17 Ardnave Crescent, Bassett, Southampton
Lot 68 Flat 2, Old Well Court, Church Road, Tovil, Maidstone, Kent
Lot 70 26 Rolvenden Avenue, Gillingham, Kent
Lot 71 The Stocks, Main Road, Longfield Hill, Longfield, Kent
Lot 72 85A Gladstone Road, Broadstairs, Kent
Lot 76 2 Kent Road, Ventnor, Isle Of Wight
Lot 80 36 Rowden Road, Epsom, Surrey
Lot 83 44 Sandhurst Lane, Ashford, Kent
Lot 84 65 Scott Avenue, Rainham, Gillingham, Kent
Lot 91 Gales, Riverside Road, Burnham-on-Crouch, Essex
Lot 94 Kingfishers, New Road, Porchfield, Newport, Isle Of Wight
Lot 96 Blackheath Lodge, 27 Blackheath, Colchester, Essex
Lot 99 19 Exton Close, Chatham, Kent
Lot 101 Cyprus House, Victoria Avenue, Shanklin, Isle Of Wight
Lot 102 15 Seabrook Road, Hythe, Kent
Lot 104 182 Barley Lane, Goodmayes, Ilford, Essex

Lot 106 32 Ivanhoe Road, Herne Bay, Kent
Lot 107 Marley House, Headcorn Road, Smarden, Kent
Lot 109 128 Chaffes Lane, Upchurch, Sittingbourne, Kent
Lot 110 Vigo House, Gravesend Road, Wrotham, Sevenoaks, Kent
Lot 115 Yonder Cottage, Lerryn, Lostwithiel, Cornwall
Lot 118 19 The Paddocks, Reculver Road, Herne Bay, Kent
Lot 119 37 Whitfeld Road, Ashford, Kent
Lot 127 86 Blenheim Road, Walmer, Deal, Kent
Lot 130 27B Somerset Road, Ashford, Kent
Lot 131 16 Varley Lane, Liskeard, Cornwall
Lot 134 Camp View, Rew Street, Gurnard, Cowes, Isle Of Wight
Lot 135 43 Belmont Road, Beckenham, Kent
Lot 137 43 Frinton Court, The Esplanade, Frinton-on-Sea, Essex
Lot 141 1 Glenview, Lanner Green, Lanner, Redruth, Cornwall
Lot 142 98 Portland Road, Bournemouth
Lot 144 97 Woolwich Road, Bexleyheath, Kent
Lot 145 193B Lower Church Road, Burgess Hill, West Sussex
Lot 146 29 Grainger Walk, Tonbridge, Kent

Lot 1 16 Priestfield Road, Gillingham, Kent
Lot 2 120 High Street, Ryde, Isle Of Wight
Lot 6 Flat 1, Guildhall Ct, 88-94 Guildhall St, Folkestone, Kent
Lot 7 20 Reginald Road, Maidstone, Kent
Lot 9 5 - 11 Southview Gardens, Worthing, West Sussex
Lot 17 13 Pauls Place, Dover, Kent
Lot 25 14, 16 & 18 Cooden Sea Road, Bexhill-on-Sea, East Sussex
Lot 30 43A Western Road, Bexhill-on-Sea, East Sussex
Lot 32 38 Catherine Street, Rochester, Kent
Lot 33 135 Ramsgate Road, Margate, Kent
Lot 40 Ground Rents, 3 Tonge Road, Sittingbourne, Kent
Lot 41 Garages Rear Of Claudeen Court, Candy Lane, Southampton
Lot 45 Rectory Mansion, 46-48 High St, Brading, Isle Of Wight
Lot 46 31 Risborough Lane, Cheriton, Folkestone, Kent
Lot 51 10/10A Market Place, Faversham, Kent
Lot 59 77 Unity Street, Sheerness, Kent
Lot 60 31 Chatham Street, Ramsgate, Kent
Lot 62 34 Cambridge Gardens, Hastings, East Sussex
Lot 64 137 Ramsgate Road, Margate, Kent
Lot 66 110 Chatham Hill, Chatham, Kent
Lot 73 Cosy Tea Room, 4-6 High Street, Elham, Canterbury, Kent

- Lot 74 30 Clarence Road, St. Austell, Cornwall
 Lot 77 144/144A, 144B & Cottages Rear Of High Street, Maldon, Essex
 Lot 79 101 Albany Road, Gillingham, Kent
 Lot 81 35 High Street, Dover, Kent
 Lot 88 116 Hengist Road, Erith, Kent
 Lot 90 97-99 Winner Street, Paignton, Devon
 Lot 92 Ground Rents, Flats 1-5, 49 Wickham Road, Beckenham, Kent
 Lot 98 Steps Cottage, Bay Hill, St. Margarets Bay, Dover, Kent
 Lot 103 Ground Rents, Stevenson Court, 11-13 Robert Louis Stevenson Avenue, Bournemouth
 Lot 108 20 & 21 High Street And 22 Anglesea Street, Ryde, Isle Of Wight
 Lot 117 Flats 1-7, 12 Ordnance Terrace, Chatham, Kent
 Lot 121 79 Radnor Park Road, Folkestone, Kent
 Lot 123 37 Cobden Road, Chatham, Kent
 Lot 126 Ground Rents, 3 Chaucer Business Park Wraik Hill, Whitstable, Kent
 Lot 129 5 High Street, Herne Bay, Kent
 Lot 132 45-47 King Street, Ramsgate, Kent
 Lot 133 7 Victoria Road, Exmouth, Devon
 Lot 138 27 Oxford Street, Whitstable, Kent
 Lot 140 Ground Rents & Land, 19/22 Sir Charles Irving Close, Cheltenham, Gloucestershire
 Lot 147 Ground Rents, Flats 1-5 Tungate House, 109 Marlow Road, Penge, London
-
- Lot 5 The Rosemary Centre, 189 High Road, Dartford
 Lot 13 11 High Street, Sandown, Isle Of Wight
 Lot 20 Garages 2R Pilgrims Way, Andover, Hampshire
 Lot 23 Old Post Office, The Street, Shorne, Gravesend, Kent
 Lot 29 Teddys, Avenue Road, Freshwater, Isle Of Wight
 Lot 47 138 Union Street, Torquay, Devon
 Lot 48 Premises & Yards Fronting St. Michaels Road, Sittingbourne, Kent
 Lot 50 37 North Hill, Colchester, Essex
 Lot 56 Garages 4Q Pilgrims Way, Andover, Hampshire
 Lot 58 20 Fore Street, Liskeard, Cornwall
 Lot 87 Land Rear 91B The Crescent, Eastleigh, Hampshire
 Lot 93 The Red House, 26 Chapel Place, Ramsgate, Kent
 Lot 95 52, 52A & 52B High Street, Shanklin, Isle Of Wight
 Lot 105 Garages 3Q Pilgrims Way, Andover, Hampshire
 Lot 111 Garages 1-24 Rear Of Crane Court, Epsom, Surrey
 Lot 113 35 High Street, Sevenoaks, Kent
 Lot 120 Garages 3R Pilgrims Way, Andover, Hampshire
 Lot 125 Land South Of Watchester Lane, Minster, Ramsgate, Kent
 Lot 139 Old Quarry Office, Fore Street, Newlyn, Penzance, Cornwall
 Lot 149 Land 1 The Parade, Wells Park Road, Sydenham, London
-
- Lot 4 11 Lewes Road, Bromley, Kent
 Lot 21 Hulberry Barn & Straw Shed Off Lullingstone Lane, Eynsford, Dartford
 Lot 38 Land Adj. 97 Grange Road, Gillingham, Kent
- Lot 49 Land Wootton Lane, Selsted, Dover, Kent
 Lot 53 Land Adj. Turner Court, Romney Avenue, Folkestone, Kent
 Lot 65 Land Rear Of Broad Street House, Broad Street, Lyminge, Folkestone, Kent
 Lot 69 Land Adj. 48 Mote Road, Maidstone, Kent
 Lot 77 144/144A, 144B & Cottages Rear Of High Street, Maldon, Essex
 Lot 81 35 High Street, Dover, Kent
 Lot 97 The Old House At Home, 158-162 High Street, Sheerness, Kent
 Lot 108 20 & 21 High Street And 22 Anglesea Street, Ryde, Isle Of Wight
 Lot 113 35 High Street, Sevenoaks, Kent
 Lot 114 Works Depot, Victoria Crescent, Ryde, Isle Of Wight
 Lot 124 Land Adj. 5 Spring Terrace, Folkestone, Kent
 Lot 143 Barn & Land Opposite Hembury Close, Broadhembury, Honiton, Devon
-
- Lot 3 Land Lying South Of Stoke Valley Rd, Exeter, Devon
 Lot 8 Land Moncktons Lane, Maidstone, Kent
 Lot 11 Land Armitage Way and Northfield Avenue, Cambridge, Cambridgeshire
 Lot 16 Land Southwest Of The Avenue, Greenhithe, Kent
 Lot 18 Land North Of Mill Road, Hailsham, East Sussex
 Lot 28 Land Off Brook Lane, Gibbons Brook, Sellindge, Ashford, Kent
 Lot 44 Land North West Of Keith Park Crescent, Biggin Hill, Westerham, Kent
 Lot 49 Land Wootton Lane, Selsted, Dover, Kent
 Lot 54 Land Vernon Place, Falmouth, Cornwall
 Lot 57 Land South Side Of Manston Road, Manston, Ramsgate, Kent
 Lot 61 Land Adj. 19 Pacific Close, Feltham, Middlesex
 Lot 75 Land Bassetts, Maidstone Road, Horsmonden, Kent
 Lot 78 Land South Side Of Tonbridge Road, Watlington, Maidstone, Kent
 Lot 82 Land Adjacent Hurst Cottage, Hickmans Green, Boughton-under-Blean, Faversham, Kent
 Lot 85 West Pullens Wood, Lamberhurst Road, Lamberhurst, Tunbridge Wells, Kent
 Lot 86 Land Adj Underhill, Warren Road, Fairlight, Hastings, East Sussex
 Lot 89 Land North Side Of Coldharbour Lane, Aylesford, Kent
 Lot 100 Land East Side Of 9 Woodvale Road, Cowes, Isle Of Wight
 Lot 112 Chale Barn, Chale Street, Chale, Ventnor, Isle Of Wight
 Lot 116 Land Adj. 29 Trevithick Close, Feltham, Middlesex
 Lot 122 Plot G1 Bredhurst Hurst, Hurstwood Road, Bredhurst, Gillingham, Kent
 Lot 128 Land Adjacent Hillside Road, Carharrack, Redruth, Cornwall
 Lot 136 Little Honeyfield Wood, Bull Lane, Bethersden, Ashford, Kent
 Lot 148 Land East Of Church Road, Flimwell, Wadhurst, East Sussex

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.

ALL POTENTIAL BUYERS & BIDDERS MUST PROVIDE ID AND REGISTER BEFORE BIDDING

PLEASE READ THE INFORMATION PROVIDED IN THIS CATALOGUE

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

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.

PRELIMINARY ANNOUNCEMENT

TO BE OFFERED FOR SALE BY AUCTION

Bidding commences Monday, 10th June

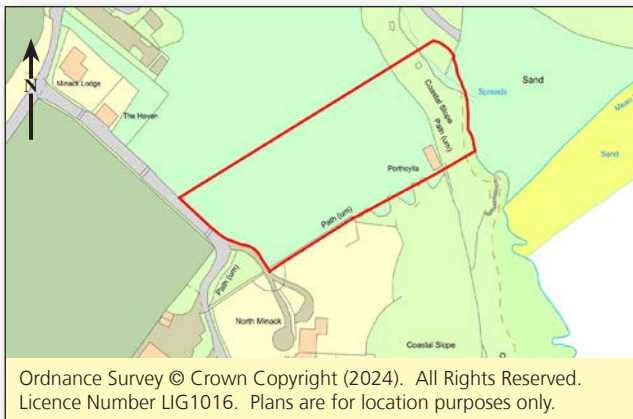
Ending on Wednesday, 12th June

DETACHED RESIDENTIAL PROPERTY ENJOYING BREATHTAKING SEA VIEWS

*Guide: £395,000 Plus
* Plus Fees*

Porthcylla, Porthcurno, St. Levan, Penzance, Cornwall, TR19 6JX

■ An extremely unique opportunity to acquire this detached one-bedroom chalet-style bungalow nestled within privately owned rugged cliffs, overlooking the iconic picturesque Porthcurno beach, neighbouring the famous open Minack Theatre and was featured in the popular TV series of Poldark. Porthcylla sits on approximately 0.78 hectares (1.94 acres) of predominantly cliffland, with a level area of land located towards the top offering potential for formalisation. The property has been in the same family for many decades and now requires a course of updating throughout, whilst benefitting from Permission in Principle for demolition and replacement giving the potential for Grand Design-style opportunities to be explored, subject to all necessary consents being obtainable. For further details, please contact either of the below telephone numbers to register your interest.



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Joint Auctioneers



6 The Greenmarket, Penzance
01736 360203

Further Information From



01392 366555

Property Contact
Katie Semmens/Dave Henwood

1

Guide: £195-200,000
*** Plus Fees**

■ A pair of flats within an attractive bay fronted property in an established residential area conveniently located for the mainline commuter railway station and the busy town centre. Each flat has a gas heating system via radiators.

■ Ground Floor

Entrance hall.

■ Ground Floor Flat

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

■ Outside

Garden.

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £660 per calendar month.

■ Council Tax Band A

■ First Floor Flat

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

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £660 per calendar month.

■ Council Tax Band A

PAIR OF FLATS FOR INVESTMENT

16 Priestfield Road, Gillingham, Kent, ME7 4RF

Currently let at £15,840 per annum



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Jon Rimmer

Auction Deposits

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

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

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

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

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

Up to £29,999 = £750

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£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.

2

Guide: £250,000 Plus
* Plus Fees

FREEHOLD TOWN CENTRE MIXED INVESTMENT

120 High Street, Ryde, Isle Of Wight, PO33 2SU

■ 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 Assured Shorthold Tenancy expiring on 26th March 2024 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

Currently let at £27,850 per annum



Joint Auctioneers

SCOTCHER & CO
COMMERCIAL

26 The Mall, Newport
01983 822288

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

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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.

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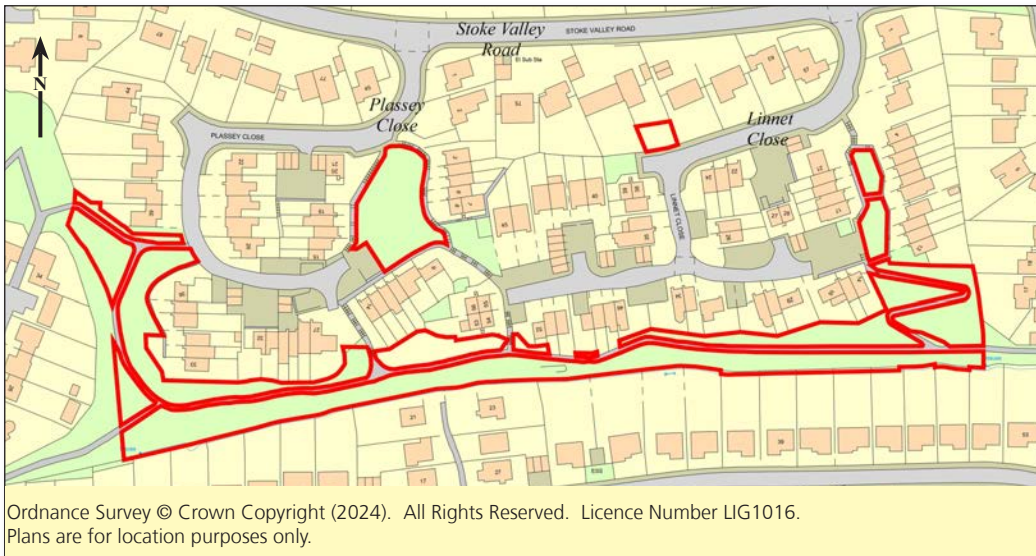
3

SEVERAL PARCELS OF FREEHOLD LAND AND VERGES

Guide: Nil Reserve
* Plus Fees

Land South Of Stoke Valley Road, Exeter, Devon, EX4 5HG

■ Several parcels of land and verges in or on the lower part of Linnett Close and Plassey Close, Exeter. It is considered some areas may have potential, subject to all necessary consents being obtainable.



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Plans are for location purposes only.

■ Local Planning Authority

Exeter City Council.
Tel: 01392 265223.
Website: exeter.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

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.

4

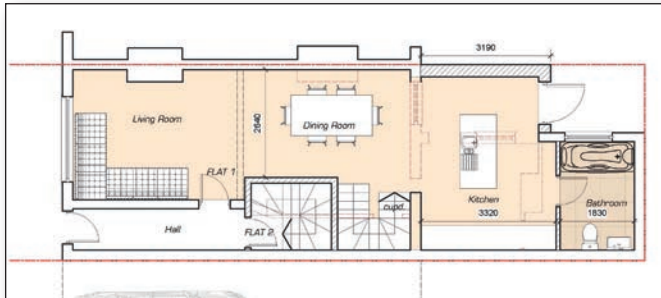
**Guide: £500,000 Plus
* Plus Fees**

PERIOD PROPERTY WITH PLANNING FOR CONVERSION

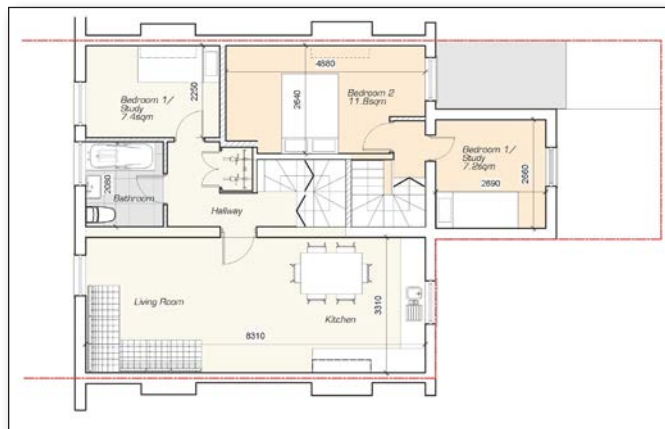
11 Lewes Road, Bromley, Kent, BR1 2RN

■ This four-bedroom terrace period property is located in a no-through road turning off Widmore Road. It is close to many local facilities including shopping and public transport. Bromley North (Southeastern) and Bickley (Thameslink and Southeastern) stations are conveniently within reach.

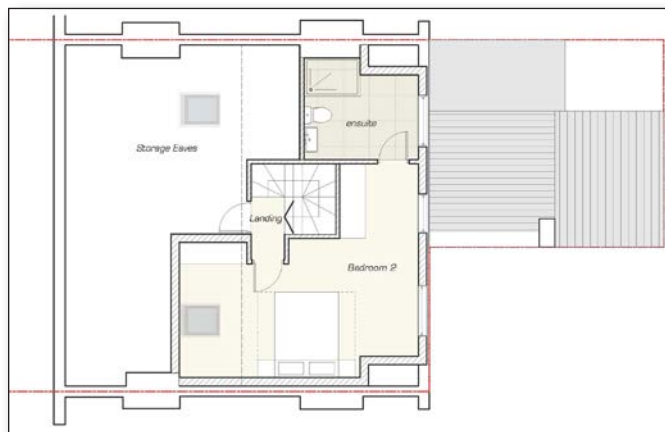
Planning Consent has been granted for conversion of the house into two, two-bedroom flats.



Ground Floor Proposed Floor Plan



First Floor Proposed Floor Plan



Second Floor Proposed Floor Plan

■ Existing Accommodation ■ Ground Floor

Hallway, living room/diner, kitchen, utility room, patio area.

■ First Floor

Four bedrooms, bathroom & W.C.

■ Proposed Accommodation

After alterations, the building will comprise two, two-bedroom flats, both having accommodation split over two levels:

■ Flat 1

■ Ground Floor

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

■ First Floor

Two bedrooms.

■ Flat 2

■ First Floor

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

■ Loft Area

Bedroom and ensuite shower room with W.C.

■ Local Planning Authority

London Borough of Bromley.
Tel: 020 8313 4956.

Website: bromley.gov.uk

■ Council Tax Band E

■ Planning

Planning Permission has been granted by the London Borough of Bromley Council, under reference DC/23/03757/FULL1, dated 24th January 2024, for conversion of dwellinghouse into two flats, with single storey rear extension, roof alterations to include loft conversion with rear dormer and two front roof lights and alterations to existing rear sloping roof, subject to conditions.

A copy of the Planning consent and accompanying documents can be download from the Local Planning Authority website: bromley.gov.uk. Tel: 020 8313 4956.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Coady Phillips
Estate Agents

189 Widmore
Road,
Bromley

0208 658 1111

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes

5

FORMER SCHOOL ON ONE ACRE SITE INCLUDING PLAYGROUND AND CAR PARK WITH POTENTIAL

Guide: £500-520,000
* Plus Fees

The Rosemary Centre, 189 High Road, Dartford, DA2 7DP

■ A substantial detached property, known as the former Rosemary Centre, previously used as a school comprising various rooms, toilets, etc, predominantly on a single storey level with three rooms on a second floor (the former headmaster's area).

Vehicular access to the parking area is from Barn End Lane with double gates leading into the tarmacked playground area. (Auctioneer's Note - There are two licenses to park three vehicles within the car parking area which will be assignable to the new buyer.)

It is considered that the existing property may be suitable for a wide variety of commercial uses or perhaps conversion to residential, subject to all necessary consents being obtainable. Equally there may be potential to redevelop the playground and/or car parking area, again subject to all necessary consents being obtainable.



LOT 5 CONTINUED

■ Site Measurements

The entire site extends to 0.39 hectares (0.96 acres).



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Licence Number LIG1016. Plans are for location purposes only.



■ Auctioneer's Note

Floor plans will be available to download from the Clive Emson website.

■ Energy Performance Certificate

Total floor area 594 sq.m., rating 115 (E).

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

6

Guide: £80-85,000
* Plus Fees

FLAT FOR INVESTMENT PLUS SHARE OF THE FREEHOLD AND VACANT GARAGE EN BLOC

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

Currently let at £6,900 per annum
Plus vacant garage en bloc

■ Situated on the ground floor of a purpose-built block in Guildhall Street, within walking distance of Folkestone mainline railway station, the town centre and harbour beyond, this flat has a gas heating system via radiators and double glazed windows. It is let under the terms of an Assured Shorthold Tenancy.

■ Accommodation

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

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £575 per calendar month.

■ Outside

Vacant garage en bloc.

■ Tenure

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

■ Auctioneer's Note

We understand a one third share of the freehold, owned by Guildhall Court Ltd will be included in the sale.

■ Council Tax Band B

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



■ Viewing

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



7

**Guide: £375,000 Plus
* Plus Fees**

HMO FOR INVESTMENT

20 Reginald Road, Maidstone, Kent, ME16 8HA

Currently let at £46,008 per annum

■ Situated in a popular residential area convenient for the town centre and mainline railway station is this semi-detached house providing accommodation over three floors. The property has been operated as a House of Multiple Occupation for many years and has been issued with a Licence by Maidstone Borough Council.

The property is well maintained throughout and has a gas heating via radiators and replacement uPVC windows.

■ Ground Floor

Entrance hall and kitchen/dining room.

■ Room 1

Bedroom with en-suite shower room with W.C. Let on an Assured Shorthold Tenancy Agreement at a current rental of £687 per calendar month.

■ Room 2

Bedroom with en-suite shower room with W.C. Let on an Assured Shorthold Tenancy Agreement at a current rental of £655 per calendar month.

■ First Floor

Landing, shower room and separate W.C.

■ Room 3

Bedroom with en-suite shower room with W.C. Let on an Assured Shorthold Tenancy Agreement at a current rental of £690 per calendar month.

■ Room 4

Let on an Assured Shorthold Tenancy Agreement at a current rental of £572 per calendar month.

■ Room 5

Let on an Assured Shorthold Tenancy Agreement at a current rental of £630 per calendar month.

■ Second Floor

■ Room 6

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

■ Outside

Garden to front with side entry leading to rear garden.

■ Council Tax Band D

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



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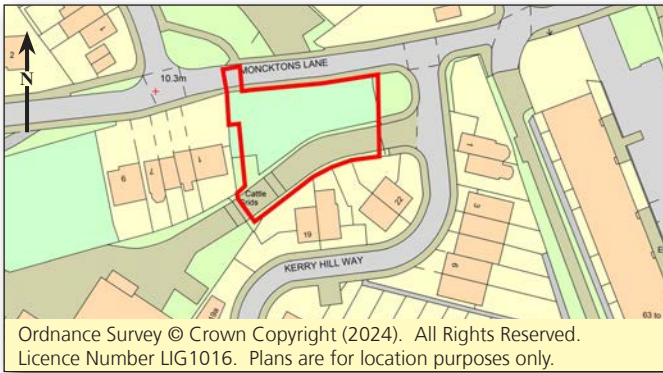
8

WOODED PARCEL OF LAND

Guide: £10-15,000
* Plus Fees

Land Moncktons Lane, Maidstone, Kent, ME14 2PY

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



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■ Auctioneer's Note 1

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

■ Auctioneer's Note 2

The trees are covered by a Tree Preservation Order issued on 3rd January 2024 by Maidstone Borough Council, a copy of which will be available to download from the Clive Emson website.

■ Viewing

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

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Jon Rimmer

9

FREEHOLD GROUND RENTS

Guide: £7-7,500
* Plus Fees

5-11 Southview Gardens, Worthing, West Sussex, BN11 5HZ

■ A detached two storey block of four self-contained purpose built flats with garages to the rear currently producing £790 per annum in total. Southview Gardens is situated in West Worthing between the seafront and Tarring Road, close to the mainline railway station and local shops.

Flats 5 and 7 are sold on 215-year leases, from 25th December 1974, each at a ground rental £250 per annum. Flats 9 and 11 are sold on 125-year leases, from 25th December 1974, at a ground rental of £40 and £250 per annum respectively.

Currently let at £790 per annum



■ Auctioneer's Note

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

Joint Auctioneers



42 New Broadway, Worthing
01903 948735

Further Information From



01273 504232

Property Contact
Richard Payne

10

Guide: £275-300,000
* Plus Fees

CHARACTER COTTAGE WITH GARAGE AND GARDENS

3 Chapel Row, North Street,
Turners Hill, Crawley, West Sussex, RH10 4NS

■ This character cottage is arranged over three floors and occupies an elevated position in the heart of Turners Hill Village. It offers a wealth of original features and has part-brick part-tile elevations beneath a tiled roof. The property has attractive landscaped rear gardens, a detached garage and driveway and gas heating system via radiators.

Local shops, schools and amenities, including a local public house, are all within easy reach with East Grinstead town centre just four miles away offering a comprehensive range of shopping and restaurant facilities. There are excellent road links to Haywards Heath, Gatwick and all surrounding areas via the nearby A22/A23.

■ Ground Floor

Steps from street level to entrance lobby, living/dining room, stairs to first floor, split level kitchen, stairs to lower ground floor.

■ Lower Ground Floor

Snug room.

■ First Floor

Bedroom one with en-suite shower room/W.C. and bedroom two with en-suite shower room/W.C.



■ Outside

Front garden, rear courtyard area with gate leading to pathway to landscaped rear garden mainly laid to lawn with mature tree and flower borders, water feature, summer house with lighting and seating area.

A path leading to detached single garage with up and over door with power accessed via a shared driveway from North Street.



■ Council Tax Band C

■ Freehold with Vacant Possession

Joint Auctioneers



High Street, East Grinstead
01342 324616

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

11

Guide: £500-1,000
* Plus Fees

FREEHOLD PARCELS OF LAND

*Land Armitage Way & Northfield Avenue,
Cambridge, Cambridgeshire, CB4 2UE*

■ These four parcels of land are situated in a residential location, in the Kings Hedges area to the north of Cambridge city centre, just south of the A14. The land may offer potential for alternative uses, subject to all necessary consents being obtainable.



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■ Local Planning Authority

Cambridge City Council.
Tel: 01223 457000.
Website: cambridge.gov.uk.

■ Site Measurements

The total site measurement for the five parcels of land is approximately 0.05 hectares (0.13 acres).

■ Auctioneer's Note 1

The Seller has advised that the land is offered for sale subject to any legal interests or rights of way that may exist. Further information will be available in the legal pack which can be downloaded from the Clive Emson website.

■ Auctioneer's Note 2

The postcode provided relates to an address in Armitage Way and not necessarily the subject land.

■ Viewing

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

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

12

Guide: £95,000 Plus
* Plus Fees

COTTAGE FOR IMPROVEMENT

*2 Little Gilly Hill,
Redruth, Cornwall, TR15 2RP*

On the instructions of the Executor

■ An extended end-terrace cottage situated within Redruth and close to the town centre with its range of facilities including Redruth Railway Station. The property requires a programme of refurbishment.



■ Ground Floor

Living room and kitchen with lean-to storage area at the rear.

■ First Floor

Landing, three rooms and bathroom with W.C.

■ Outside

Good sized garden to rear with separate side access, greenhouse and storage shed.

■ Council Tax Band B

■ Auctioneer's Note

A copy of the Mining search will be available for download from the Clive Emson website.

■ Freehold with Vacant Possession



Viewing By Arrangement With



MAP estate agents

Wilson Way, Barncoose, Redruth

01326 702 400

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood

13

Guide: £90,000 Plus
* Plus Fees

FREEHOLD TOWN CENTRE BUILDING WITH POTENTIAL

11 High Street, Sandown, Isle Of Wight, PO36 8DA

Originally constructed as a branch of Barclays bank, to serve the town of Sandown and, in more recent years, the ground floor of this town centre building served as offices for the highly respected Jerome & Co solicitors. The first floor of the building has been converted into a residential dwelling which has been sold on a long leasehold.

The vacant ground floor, which extends to 223 square metres (2,400 square feet), offers scope and potential for continued use in a commercial guise. Alternatively, it is considered that the rear section of the building may well be suited to conversion into residential accommodation utilising the existing pedestrian access to that section of the building while retaining a commercial presence onto the high street, subject to all necessary consents being obtainable.



Accommodation

Entrance lobby, main reception area (former banking hall) with former strong room/vault, inner hall and a range of additional offices, ladies and gentlemen's cloakrooms with W.C.s, staff kitchen/rest room, small enclosed garden to the rear.

Auctioneer's Note

The first floor flat (11a) is held under the terms of a 999-year lease from 15th November 1996. Additionally, the freehold title to the adjoining property 13 and 13a High Street is included though these units are held under a long leasehold for a term of 900 years less 10 days from 25th June 1872.



Local Planning Authority

Isle of Wight Council. Tel: 01983 823552.

Website: iow.go.uk

EPC Rating D

Freehold with Part Vacant Possession

Joint Auctioneers

SCOTCHER & CO
COMMERCIAL

26 The Mall, Newport
01983 822288

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Mike Marchant

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.

14

Guide: £265-270,000
* Plus Fees

HOUSE IN NEED OF REFURBISHMENT

40 Rowden Road, Epsom, Surrey, KT19 9PW

■ An end-terrace property in need of complete refurbishment and modernisation, situated in an established residential area.

This Lot is one of four adjoining properties (three adjacent houses and a compound of 24 garages at the rear), to be offered for sale as separate Lots in this auction.

■ Ground Floor

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

■ First Floor

Landing and three bedrooms.

■ Outside

Gardens to front and rear.

■ Council Tax Band D

■ Local Planning Authority

Epsom & Ewell Borough Council. Tel: 01372 732000.
Website: epsom-ewell.gov.uk.

■ Auctioneer's Note

The property is shaded purple on the location plan below.

■ Freehold with Vacant Possession



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



General view of the houses to be offered as separate Lots throughout the auction



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REFURBISHED CHARACTER COTTAGE CLOSE TO THE SEA

Guide: £225,000 Plus
* Plus Fees

The Stables, 5 The Hills, Sid Road, Sidmouth, Devon, EX10 9AQ

■ A rare opportunity to acquire this stunning two-bedroom thatched cottage. The Stables has been extensively refurbished by the present owners to a high standard and features a beautiful open-plan living area with exposed timber beams, vaulted ceiling and bespoke oak staircase. The cottage also benefits from allocated off-road parking.

Located on the sought-after eastern side of the coastal resort of Sidmouth, the property is approximately half a mile level walking distance to the town centre and its range of individual shops, amenities and other facilities, and three-quarters of a mile from the seafront.



■ Ground Floor

Porch area, living/dining room, bedroom two/study, kitchen and cloakroom W.C.

■ First Floor

Landing, bedroom and bathroom.

■ Outside

Allocated parking space. A useful external store cupboard adjoins the side of the front porch.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With



108 High Street, Sidmouth
01395 515400

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

Help & Advice

You do not have to be a professional to buy or sell by public auction. If you would like help or advice on any aspect of the auction procedure then please contact us. Telephone: 0345 8500333 Email: auctions@cliveemson.co.uk

16

PARCEL OF WOODLAND

Guide: £20,000 Plus
* Plus Fees

*Land Southwest Of The Avenue,
Greenhithe, Kent, DA9 9NT*

■ A fairly rectangular parcel of woodland occupying an elevated position, close to Greenhithe High Street. Although densely populated with mature trees and overgrowth, there may be potential for a variety of uses, subject to all necessary consents being obtainable.



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■ Auctioneer's Note

Interested parties are advised to refer to the legal pack and title information in respect of access points and any rights of way that may exist.

■ Viewings

Interested parties may view the site in daylight hours and do so at their own risk - careful attention should be

taken to avoid trespass on any adjoining land.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes

17

TWO-BEDROOM HOUSE FOR INVESTMENT

Guide: £120,000 Plus
* Plus Fees

*13 Pauls Place,
Dover, Kent, CT16 2LD*

Currently let at £7,800 per annum

■ A two-bedroom end-terrace house situated in a no-through road off Bridge Street on 'The Level' areas of Dover, close to the town centre, supermarkets and local schools.

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



■ Ground Floor

Living room/dining room, kitchen.

■ First Floor

Landing, two bedrooms and bathroom/W.C.

■ Outside

Rear courtyard garden.

■ Council Tax Band B

■ Tenancy

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

■ Auctioneer's Note

Prospective purchasers are requested not to contact the occupants directly.

■ Viewing

External only.

Joint Auctioneers



27-29 Castle St,
Dover

01304

246111

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

18

Guide: £75-80,000
* Plus Fees

13 PARCELS OF LAND WITH POTENTIAL IN STRATEGIC LOCATION

Land North Of Mill Road, Hailsham, East Sussex, BN27 2HY

■ These 13 freehold parcels of land and associated accessways extend to 0.5 hectares (1.25 acres). They were originally part of a substantial rectangular parcel of land divided into 87 parcels located to the north of Mill Road, close to Hailsham town centre. They are situated adjacent to a major housing development and the plots are considered suitable for residential development, subject to all the necessary consents being obtainable.

The site is on level ground, overgrown and there is a derelict building on the site with access from Mill Road. It is situated just under one mile from Hailsham town centre with its comprehensive local shopping facilities and amenities and excellent road links with Eastbourne, Lewes and all surrounding areas via the nearby A22.



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■ Local Planning Authority

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

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

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: £200-210,000
* Plus Fees

SEMI-DETACHED HOUSE WITH STRUCTURAL ISSUES

14 Cleveland Road,
Chichester, West Sussex, PO19 7AF

■ This freehold semi-detached house is situated close to the historic Chichester town centre, the County town of West Sussex, close to the South Downs National Park and within driving distance of the South Coast's beaches. Cleveland Road offers excellent road access to the A27 and A285 and is close to Chichester train station for easy rail travel use.

The house requires a programme of upgrading and refurbishment and is considered very worthy of the works required and may offer scope to extend, subject to all necessary consents being obtainable, after which this would offer an excellent family home, addition to an investment producing portfolio or for resale into the local market.



■ Ground Floor

Living room, kitchen, conservatory and side store.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Garden.

■ Council Tax Band C

■ Local Planning Authority

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

■ Freehold with Vacant Possession



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Joe Rocks/Mike Marchant

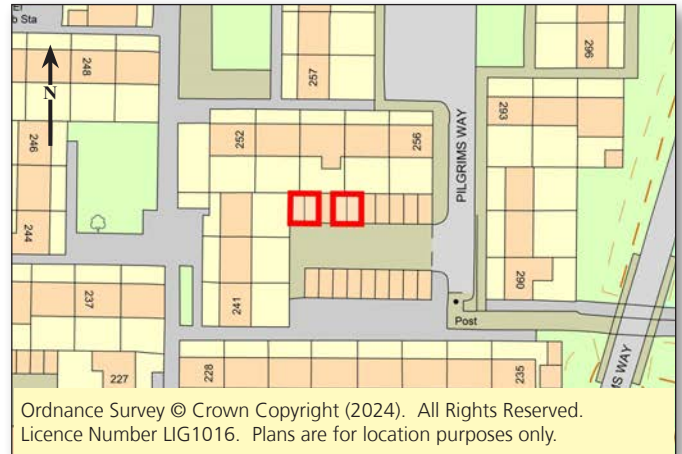
20

Guide: £22,000 Plus
* Plus Fees

FOUR VACANT FREEHOLD GARAGES

Garages, 2R Pilgrims Way,
Andover, Hampshire, SP10 5HY

■ Four brick-built garages in a larger block with up-and-over doors, located to the rear of 253-255 Pilgrims Way. The garages are likely to be of interest to individuals 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

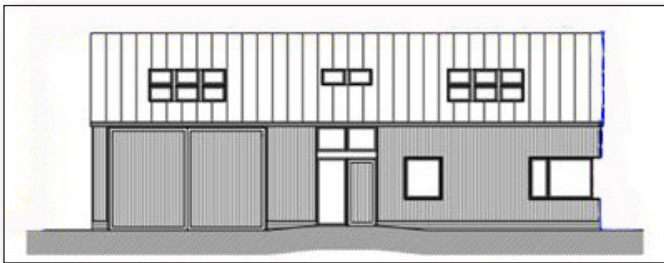
OUTSTANDING RURAL OPPORTUNITY! PLANNING FOR CONVERSION AND DEVELOPMENT FOR TWO SUBSTANTIAL RESIDENCES

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

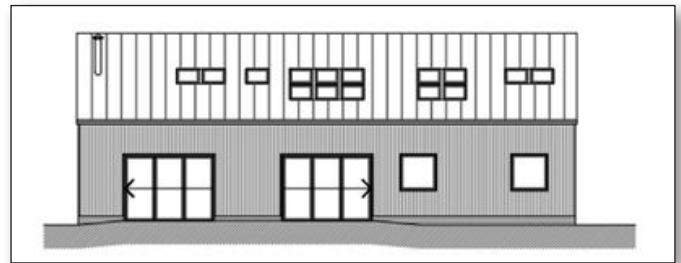
■ A freehold site situated in an elevated location on the outskirts of the village of Eynsford.

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

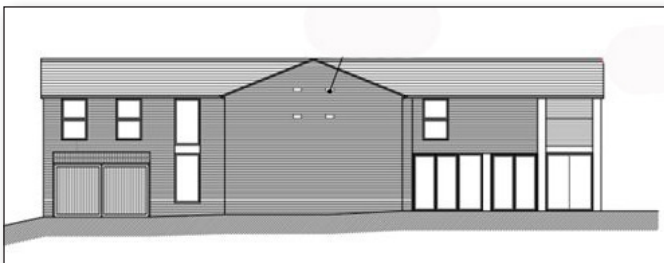
The land and building is situated in an excellent location with farmland to front and rear.



The Straw Shed - Proposed Front Elevation



The Straw Shed - Proposed Rear Elevation



Hulberry Barn - Proposed Front Elevation



Hulberry Barn - Proposed Rear Elevation

■ Planning

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

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

LOT 21 CONTINUED



■ Proposed Accommodation

■ Hulberry Barn ■ Ground Floor

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

■ First Floor

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

■ The Straw Shed ■ Ground Floor

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

■ First Floor

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

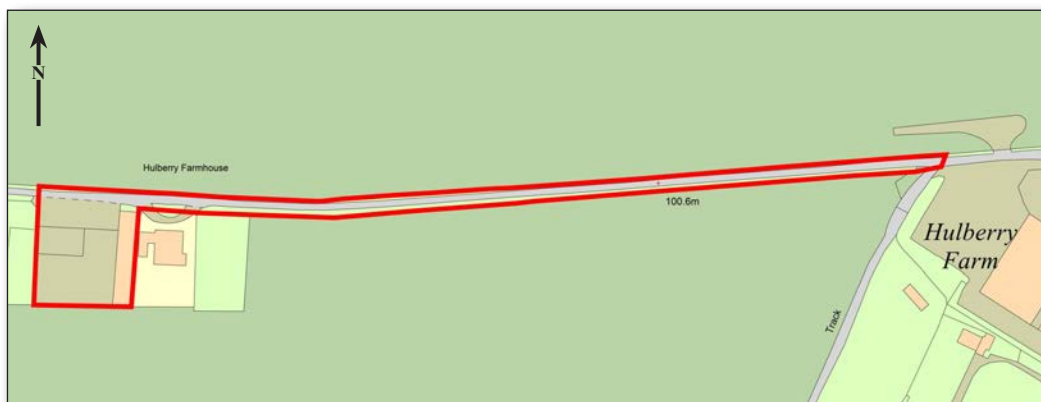
■ Site Measurements

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

■ Directions - What3Words

The property and land can be located using the What3Words app, ref: [///pints.smiled.clouds](https://pints.smiled.clouds)

■ Freehold with Vacant Possession



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Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne

22

Guide: £140,000 Plus
* Plus Fees

TWO-BEDROOM TERRACE HOUSE FOR REFURBISHMENT

7 Mount Pleasant, St. Leonards-on-Sea, East Sussex, TN38 0DU

■ A terrace house located in an established residential area a short distance from Hastings town centre with its various local and national retailers, supermarkets, schools, railway station and the seafront. The house is set back from the seafront with sea views from the front of the property. It is arranged over two floors and is in need of some refurbishment, however once enhanced would be ideal for owner occupation or investment.



■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Jade Flood



■ Council Tax Band A

■ Freehold with Vacant Possession

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HUBL-CS-RP-046-1023-9



23

**Guide: £550,000 Plus
* Plus Fees**

PERIOD PROPERTY WITH PERMISSION FOR ALTERATIONS AND POTENTIAL FOR SUB-DIVISION

Old Post Office, The Street, Shorne, Gravesend, Kent, DA12 3EA

■ A large property located in the centre of the popular village of Shorne, with good access to the A2/M2.

It is understood the building was originally two properties and may have potential for reinstatement to the previous configuration, subject to all necessary consents being obtainable.

There are currently seven bedrooms and Listed Building Consent has been granted for two additional bathrooms, one being an en-suite. The building could do with some improvement but does have gas heating, a large garden to the rear and a garage.

■ Site Measurements

The site extends to 0.1 hectares (0.25 acres).

■ Freehold with Vacant Possession



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

01622 608400

Property Contact
Jon Rimmer



■ Ground Floor

Living room, office, living/dining room, kitchen and W.C.

■ First Floor

Four bedrooms and bathroom with W.C.

■ Second Floor

Two bedrooms and further room.

■ Outside

Garden to rear with patio area. Former flour store at first floor level with access via ladder. Garage.

■ Council Tax Band G

■ Local Planning Authority

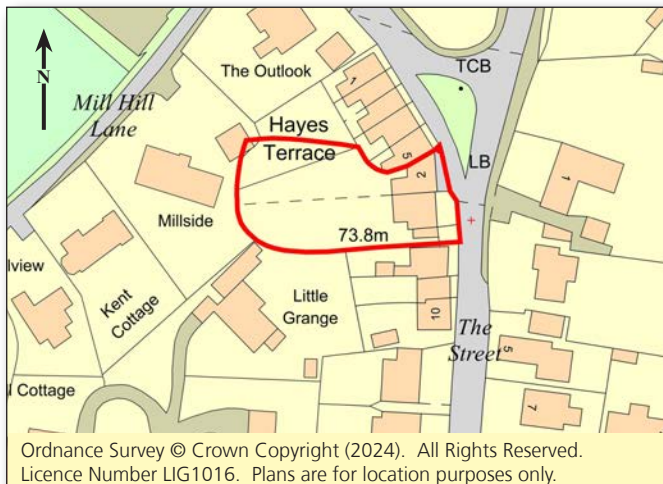
Gravesham Borough Council. Tel: 01474 337391.

Website: gravesham.gov.uk.

■ Planning

Listed Building Consent has been granted by Gravesham Borough Council under ref: 20220595, dated 7th June 2022, for conversion of the current store into an en-suite bathroom and add an additional bathroom to a store area at first floor, subject to conditions.

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



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Licence Number LIG1016. Plans are for location purposes only.

24

Guide: £130,000 Plus
* Plus Fees

■ This purpose-built and self-contained second floor flat is situated approximately 300 yards from Boscombe Pier and the surrounding sandy beach and seafront.

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

■ Accommodation

Entrance lobby, entrance hall, living room (with balcony), kitchen, three bedrooms, bathroom (no W.C.) and cloakroom with W.C.

■ Tenure

Remainder of a 99-year lease from 25th March 1966.

■ Council Tax Band A

THREE-BEDROOM FLAT FOR IMPROVEMENT CLOSE TO THE SEA

Flat 4, 42A Sea Road, Boscombe, Bournemouth, BH5 1BQ

On the instructions of the Trustees



View from front of property

Library photographs supplied by Joint Auctioneer

Joint Auctioneers

house & son
Estd. 1939

Christchurch Rd, Bournemouth
01202 242 000

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

Offers

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

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

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

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

25

Guide: £270-280,000
* Plus Fees

TWO SHOPS AND A FLAT FOR INVESTMENT

14, 16 & 18 Cooden Sea Road, Bexhill-on-Sea, East Sussex, TN39 4SJ

■ A mixed commercial and residential property located in a busy thoroughfare in Little Common on the outskirts of Bexhill just off the A259 within easy reach of various local and national retailers, schools, supermarkets, Collington railway station and the seafront. The property is arranged as two ground floor commercial units and a well-presented flat on the first floor, all of which are currently let.

■ 14 Cooden Sea Road

Three offices, kitchen and W.C.

■ Tenancy

Let on a Tenancy at Will for a term of 4 years from 24th March 2020.

■ 16 Cooden Sea Road

Shop, W.C., changing rooms and two stock rooms.

■ Tenancy

Holding over under the terms of an original commercial lease at £6,600 per annum.

■ 18 Cooden Sea Rd

■ Ground Floor

Entrance.

■ First Floor

Kitchen, living room, three bedrooms, second kitchen and bathroom with bath, shower and W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy at a current rental of £750 per calendar month (£23,400 per annum).

■ Council Tax Band A

Currently let at £23,400 per annum



Joint Auctioneers



43a Havelock Rd,
Hastings Sussex

01424

423626

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

26

Guide: £135-140,000
* Plus Fees

MID-TERRACE HOUSE FOR COMPLETE REFURBISHMENT

18 Ewart Road, Chatham, Kent, ME4 6LB

■ A two-bedroom mid-terrace house located in an established residential area.

The property is located close to various schools, transport links, supermarkets and further amenities.

■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Outside

Front and rear gardens.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



27

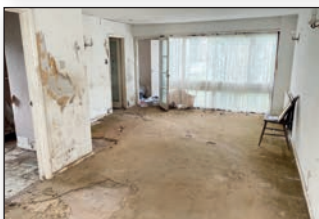
Guide: £150-160,000
* Plus Fees

**HOUSE IN
NEED OF
REFURBISHMENT**

**12 Saville Gardens, Billingshurst,
West Sussex, RH14 9RR**

■ This three-bedroom end-terrace house is arranged over two floors and has part-tile hung/brick elevations beneath a tiled roof. It is in need of refurbishment throughout, has a gas heating system via radiators and is fully double glazed. It is of modern design with gardens to the front and rear with separate garage in compound and provides an ideal opportunity for refurbishment, investment or owner occupation.

The property is situated within easy reach of the centre of Billingshurst with its comprehensive local shopping facilities, schools and amenities with excellent road links to Brighton, Gatwick and all surrounding areas via the nearby A272 and A23.



■ **Ground Floor**

Entrance lobby, separate W.C, living room glazed double doors to rear garden, inner lobby, stairs to first floor, kitchen, glazed door to side access.

■ **First Floor**

Landing, access to loft space, three bedrooms (two double and one single), bathroom/W.C.

■ **Outside**

Small front garden laid to lawn with pathway and side

access leading to good sized rear garden. Brick built Garage number 2 in private compound.

■ **Council Tax Band C**

■ **Freehold with
Vacant Possession**

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Richard Payne

28

Guide: £50-55,000
* Plus Fees

**APPROXIMATELY
2.53 ACRES
GRAZING LAND**

**Land Off Brook Lane, Gibbons Brook,
Sellindge, Ashford, Kent, TN25 6HH**

■ A freehold parcel of pasture land extending to 1.02 hectares (2.53 acres) with a detached timber stable building on site, lies off Brook Lane which, in turn, lies off Swan Lane in Sellindge.

Access to the site is located on the eastern corner, adjacent to a public footpath which runs along the edge of the northern boundary and a property known as The Stormes. There is a further gate to the western side of the plot.



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Licence Number LIG1016. Plans are for location purposes only.

■ **Site Measurements**

The plot extends to 1.02 hectares (2.53 acres).

■ **Auctioneer's Note**

We understand there will be an Overage Clause. Further information will be available to download from the Clive Emson website.

■ **Directions**

The eastern corner of the land can be located via the What3Words app using ref: contemplate.perusing.waiters

The western side of the site can be located using What3Words ref: searcher.apples.requiring

■ **Freehold with Vacant Possession**

Joint Auctioneers

btf

Canterbury Road, Challock, Ashford

01233 740077

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

29

Guide: £60-65,000
* Plus Fees

FREEHOLD TOWN CENTRE INVESTMENT

*Teddys, Avenue Road, Freshwater,
Isle Of Wight, PO40 9UR*

■ This town centre property is situated in the very heart of Freshwater at the western end of Isle of Wight, close to the Needles. The ground floor commercial unit is offered vacant with scope for future use by an owner occupier or addition to an income-producing portfolio. In addition, a first floor flat sold on a long lease is included in the freehold title and, to the rear there is a garage, workshop and forecourt area also included and sold under the terms of a long lease.



■ Ground Floor ■ Commercial Unit

Main retail area, storeroom, small staff kitchen/amenities area and staff cloakroom/ W.C.

■ Garage, Workshop & Forecourt

■ Tenure

Sold on a 999-year lease from 29th September 1996.

■ First Floor Flat

■ Cuckoo's Nest

■ Tenure

Sold on a 999-year lease from 29th September 1996.

Joint Auctioneers

SCOTCHER & CO
COMMERCIAL

Carisbrooke Road, Newport
01983 822288

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Mike Marchant

30

Guide: £240-250,000
* Plus Fees

MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT

*43 Western Road,
Bexhill-on-Sea, East Sussex, TN40 1DT*

Currently let at £22,800 per annum

■ A mid-terrace property arranged as a ground floor shop and a two storey maisonette to the upper parts. Located in the heart of Bexhill town centre, neighbouring other national and independent retailers, and a short distance from the railway station, seafront and the De La Warr pavilion.



■ Commercial ■ Ground Floor

Shop floor, stock room, two W.C.s and courtyard to rear.

■ Tenancy

Let on a commercial lease from 9th August 2023 for a term of 6 years at a current rental of £13,500 per annum.

■ Residential

■ Flat 43A

■ Ground Floor

Entrance with stairs to:

■ First Floor

Kitchen, living room, bedroom and W.C.

■ Second Floor

Four bedrooms and bathroom.

■ Council Tax Band A

■ Tenancy

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

Joint Auctioneers

Dyer + Hobbs
commercialproperty

Havelock Road,
Hastings

01424

423626

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne

31

Guide: £90-95,000
* Plus Fees

TWO-BEDROOM HOUSE FOR INVESTMENT OR OCCUPATION

64 Leeson Road, Ventnor,
Isle Of Wight, PO38 1QD

■ This terraced cottage has, for many years, been in use as an income-producing letting investment. It is considered ideal for continued use in this guise either for traditional letting purposes or a weekend retreat/holiday home. The property is nicely presented throughout and is considered ready for immediate occupation if required.



■ Ground Floor

Entrance lobby, bathroom with W.C., kitchen/breakfast room, inner hall and living room.

■ First Floor

Landing and two bedrooms.

■ Outside

Enclosed garden to 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/Joe Rocks

32

Guide: £145-150,000
* Plus Fees

RESIDENTIAL ASSURED INVESTMENT

38 Catherine Street,
Rochester, Kent, ME1 2HJ

Currently let at £8,580 per annum

■ A mid-terrace house situated in an established residential area. The property is let to a long-standing protected Assured Tenant.



■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Outside

Garden at rear.

■ Tenancy

Let to a Protected Assured Tenant at a current rental of £165 per week. Further information will be available to download from the Clive Emson website.

■ Council Tax Band B

■ Viewings

Strictly by prior appointment with the auctioneer's office. Interested applicants are requested not to contact the tenant directly.

■ Auctioneer's Note

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

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

Joint Auctioneers



Medway City Estate, Rochester
01634 733123

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

01622 608400

Property Contact
Chris Milne

33

**Guide: £160,000 Plus
* Plus Fees**

FREEHOLD BLOCK FOR INVESTMENT

135 Ramsgate Road, Margate, Kent, CT9 4BJ

Currently let at £14,020 per annum

■ An attractive three storey end-terrace property with alleyway leading to a rear garden. The building is divided into two good size individual flats located close to The Queen Elizabeth The Queen Mother Hospital and Margate's railway station, with its high-speed train service to London, a short distance away.

Margate has a popular seafront and Old Town, therefore the flats could be used as holiday lets in the future. Alternatively, the flats could be sold off separately and we understand the current rentals are below market prices, so there could be potential to increase the yield. Each flat has its own meters, double glazing and a gas heating system via radiators.

■ 135A Ramsgate Rd Lower Ground Floor Flat

Private lower ground floor entrance, entrance hall, living room, dining room, kitchen, utility room and bathroom with W.C.

■ First Floor

Bedroom.

■ Outside

Courtyard garden to the front and rear.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £540 per calendar month.

■ Council Tax Band A



■ 135B Ramsgate Rd Upper Ground Floor Maisonette

Private upper ground floor entrance, entrance hall, living room, kitchen and bathroom with W.C.

■ Top Floor

Two rooms (front and rear bedrooms).

■ Outside

Courtyard garden to the rear.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £145 per week, the rent is paid every four weeks.

■ Council Tax Band A

■ Auctioneer's Note

137 Ramsgate Road is also offered in the auction as Lot 64.



Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

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.



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34

Guide: £270-275,000
* Plus Fees

SEMI-DETACHED HOUSE FOR IMPROVEMENT WITH POTENTIAL FOR EXTENSION

1 Sturdee Cottages, Stoke Road, Hoo, Rochester, Kent, ME3 9LT

■ A semi-detached house, being one of eight similar properties, located in a rural location to the north of the village of Hoo St. Werburgh with views from the front across open farmland to the Medway Estuary and with open farmland to the side and rear. It is considered there is potential for extension of the property to provide a more substantial residential unit, subject to all necessary consents being obtainable.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Jon Rimmer



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Licence Number LIG1016. Plans are for location purposes only.

■ Local Planning Authority

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

■ Ground Floor

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

■ First Floor

Landing and three bedrooms.

■ Outside

Front garden with hardstanding for a car parking space, passageway leading to long rear garden.

■ Council Tax Band B

■ Freehold with Vacant Possession

35

Guide: £190-210,000
* Plus Fees

HOUSE FOR IMPROVEMENT

12 Wolfe Close, Winchester, Hampshire, SO22 4DZ

■ Situated on the outskirts of the cathedral city of Winchester, this three-bedroom house has off-road parking to the front, and although in need of some refurbishment, it is considered very worthy of the works required.



■ Ground Floor

Living room, dining room and kitchen.

■ First Floor

Three bedrooms and shower room with W.C.

■ Outside

Off-road parking to front, gardens to front and rear, former coal store, woodstore and outside W.C.

■ Council Tax Band C

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant



36

Guide: £170,000 Plus
* Plus Fees

END-TERRACE HOUSE FOR REFURBISHMENT

104 London Road, Bexhill-on-Sea, East Sussex, TN39 4AA

■ An end-terrace house located in an established residential area a short distance from Bexhill town centre with its various local and national retailers, supermarkets, schools, railway station, the seafront and the De La Warr Pavilion.

The property is arranged over two floors, has double glazed windows throughout and a gas heating system via radiators. It is in need of some refurbishment and, once enhanced, will be ideal for owner occupation or investment.

■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Outside

Front and rear gardens.

■ Council Tax Band B

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Jade Flood



37

**Guide: £150,000 Plus
* Plus Fees**

TERRACED BUNGALOW FOR UPDATING

8 Lower Park, Southfield Road, Paignton, Devon, TQ3 2SN

■ Located in an elevated position on the outskirts of Paignton, with views across the town towards the sea, is this two-bedroom terraced bungalow that would now benefit from a programme of updating. The property is likely to be of interest to investors or home owners.

■ Accommodation

Covered entrance, inner porch, hallway with storage cupboard, through living room/dining room, kitchen, two bedrooms and family bathroom.

■ Outside

Small garden area to front. At the rear is an enclosed courtyard garden with storage shed.

■ Council Tax Band B



■ Directions

The land can be located via the What3Words app using [///think.influencing.focus](https://www.what3words.com/#!/en/@@@think.influencing.focus)

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith/James Lofthouse

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38

Guide: £80-85,000
* Plus Fees

LAND WITH PLANNING FOR A DETACHED BUNGALOW

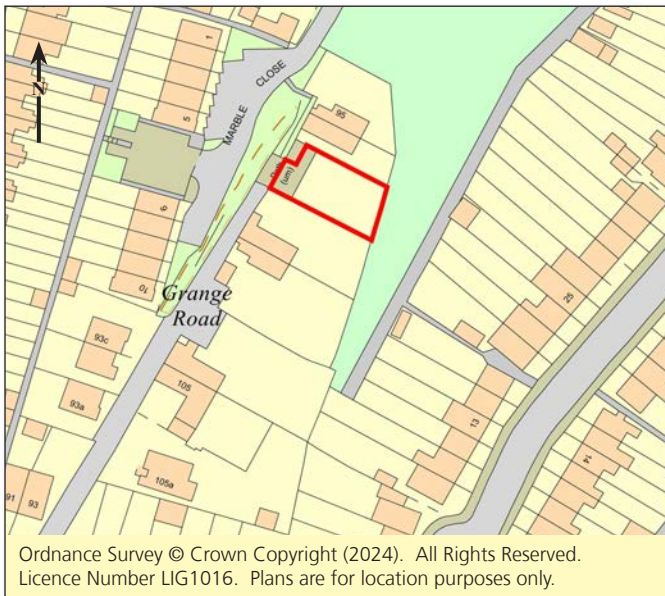
Land Adj. 97 Grange Road, Gillingham, Kent, ME7 2RJ

■ A freehold site situated towards the end of a private roadway in an established residential area and extending to 0.03 hectares (0.07 acres).

■ Planning

Planning Permission has been granted by Medway Council under ref: MC21/1062 dated 17th June 2021 for the construction of a single storey two bedroom dwelling with associated hardstanding, subject to conditions.

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



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■ Proposed Accommodation ■ Ground Floor

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

■ Outside

Hardstanding to front providing car parking for two cars and garden to rear.

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Jon Rimmer

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.

39

Guide: £160-170,000
* Plus Fees

SEMI-DETACHED HOUSE FOR IMPROVEMENT

2 Hillborough Villas, Sweechbridge Road, Herne Bay, Kent, CT6 6TB

■ Situated on the outskirts of Herne Bay, in Reculver, this two-bedroom semi-detached house has double-glazed windows and is in need of further improvement and refurbishment. There may be potential to extend to the side and/or rear, subject to all necessary consents being obtainable.



■ Ground Floor

Living room, kitchen, lobby with door to garden, and bathroom/W.C.

■ First Floor

Landing and two bedrooms.

■ Outside

Front and side garden incorporating off-road parking. Rear garden.

■ Freehold with Vacant Possession

■ Council Tax Band B

■ Local Planning Authority

Canterbury City Council
Tel: 01227 862178.

Website: canterbury.gov.uk.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert



40

Guide: £5,000 Plus
* Plus Fees

FREEHOLD GROUND RENTS

3 Tonge Road, Sittingbourne, Kent, ME10 3NN

Currently let at £525 per annum

■ A freehold ground rent investment comprising three flats. Flat 1 has been sold on a 125-year lease, from 1st January 2009 and Flats 2 & 3 have been sold on 125-year leases from 1st January 2008 each at a current ground rent of £175 per annum, rising by £175 per annum every 25 years.

We understand the Seller insures the building but does not currently have a service charge in place.

■ Auctioneer's Note

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

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



41

Guide: £30,000 Plus
* Plus Fees

**FREEHOLD
BLOCK OF TEN
GARAGES**

*Garages Rear Of Claudeen Court,
Candy Lane, Southampton, SO18 5TG*

Currently let at £4,800 per annum

■ Situated in the popular residential district of Bitterne, this freehold block of garages is located at the bottom of Candy Lane. Four of the garages, which are coloured blue on the plan, are sold under the terms of 999-year leases from various dates in 1963, with the remaining six let on Licence Agreements for a combined total of £400 per calendar month. Copies of the Licence Agreements will be included in the legal pack which will be available to download from the Clive Emson website.



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■ Tenancy

Garages 10, 13, 14 & 15 are all sold under the terms of 999-year leases from 1963. Further details of the leases will be available to download from the Clive Emson website.

■ Freehold with Part Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Robert Marchant

42

Guide: £175-180,000
* Plus Fees

**FOUR-BEDROOM
MAISONETTE
WITH SEA
VIEWS**

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

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



■ Ground Floor

Private entrance.

■ First Floor

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

■ Second Floor

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

■ Freehold with Vacant Possession

■ Council Tax Band B

■ Local Planning Authority

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

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Jade Flood

43

Guide: £32-35,000
* Plus Fees

SECOND FLOOR AGE- RESTRICTED APARTMENT

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

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



- **Ground Floor**
Communal entrance with lift and stairs to upper floors.
- **Second Floor**
Private entrance leading to entrance hall, living room with Juliet balcony overlooking a communal garden to the front, kitchen, two bedrooms and wet room with shower area, bath and W.C.
- **Communal Facilities**
Residents lounge, guest suite, gardens with outside seating area and car parking forecourt.
- **Leasehold with Vacant Possession**

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

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

44

Guide: £20,000 Plus
* Plus Fees

WOODLAND EXTENDING TO OVER THREE ACRES

*Land North West Of Keith Park Crescent,
Biggin Hill, 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.



- **Auctioneer's Note**
The postcode shown relates to a nearby residence and is for identification purposes only.
- **Site Measurements**
1.4 hectares (3.47 acres).



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- **Location**
The land can be located on the What3Words app using: ///blues.part.deaf
- **Local Planning Authority**
London Borough of Bromley.
Tel: 020 8303 7777.
Website: bromley.gov.uk.
- **Freehold with Vacant Possession**

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

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes

45

Guide: £200-220,000
*** Plus Fees**

LANDMARK COMMERCIAL INVESTMENT WITH PLANNING FOR PARTIAL RESIDENTIAL CONVERSION

*Rectory Mansion, 46-48 High Street, Brading,
Isle Of Wight, PO36 0DQ*

Currently let at £27,126 per annum plus three empty units

Potential rent fully let is £38,571 per annum

■ Rectory Mansion is an historic landmark building situated on the main road through the centre of Brading.

The building is at present arranged as a number of business/retail units let to a number of smaller occupiers and producing a very healthy commercial income with scope for additional income subject to the letting of the three vacant units.

Alternatively Planning Consent has been obtained for conversion of the upper two floors to provide residential accommodation with continued commercial activity on the ground floor.

The building is centred around a most attractive central courtyard and it is considered that Rectory Mansion would make a charming addition to an income-producing property portfolio.



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Mike Marchant

Joint Auctioneers

SCOTCHER & CO
COMMERCIAL

26 The Mall, Newport
01983 822288

LOT 45 CONTINUED

Unit Number	Company	Tenancy Start Date	Term	Tenancy End Date	Monthly Rental rate	Inc. Service Charge
1A	Gary Barlow	01/11/21	Ongoing		£225.00	£258.75
1B	Brading Car Sales	01/04/21	Ongoing		£350.00	£350.00
2	Jewellers	01/11/22	Five years	31/10/27	£368.00	£368.00
3	Sarah Matthews Flowers & Jodie Spiers	01/12/23	Three years	30/11/26	£287.50	£287.50
4	Sarah Matthews Flowers & Styling	01/12/23	Three years	30/11/26	£350.00	£350.00
5	Artist's Studio	01/09/23	Ongoing		£150.00	£150.00
7					£316.25	£316.25
8					£287.50	£287.50
9	The Beauty Loft	01/12/23	Three years	30/11/26	£380.00	£380.00
10/13					£350.00	£350.00
11	Rectory Mansion	04/10/21	Ongoing		£150.00	£150.00



■ Planning

Planning Permission has been granted by Isle of Wight Council on the 10th October 2023 under reference 23/01049/FUL for proposed change of use and conversion of first floor retail units to form one residential flat and one bedsit; conversion of second floor offices/vacant floor space to form two bedsit flats; provisional bicycle storage and refuse bins storage subject to conditions.

A copy of the Planning Permission and accompanying documents may be downloaded from the Isle of

Wight Council website, iow.gov.uk.
Tel: 01983 823552.



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46

Guide: £295-305,000
* Plus Fees

FREEHOLD BLOCK OF FOUR FLATS

31 Risborough Lane, Cheriton, Folkestone, Kent, CT19 4JH

Currently let at £21,660 per annum
Plus vacant flat

■ A freehold block of four one-bedroom flats situated close to the local facilities of Cheriton High Street and local schools. Transport links are nearby with the high speed link to London (Folkestone West), junction 12 of the M20 motorway and the Eurostar terminal are all within a short drive. The larger town of Folkestone offers further shopping and other facilities including the Creative Quarter and Harbour Arm.



■ 31 Risborough Lane ■ Ground Floor

Communal entrance for access to Flats 1, 2 & 3.

■ Flat 1 ■ Basement

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

■ Tenancy

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

■ Flat 2 ■ Ground Floor (Front)

Hallway, open plan living room/kitchen, bedroom and shower room/W.C.

■ Tenancy

Currently vacant.

■ Flat 3 ■ First & Second Floor Maisonette

Open plan kitchen/living room, bedroom and bathroom.

■ Tenancy

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

■ 31 Broomfield Crescent, CT19 7FE ■ Maisonette

Own entrance located at the rear of 31 Risborough Lane (known as 31 Broomfield Crescent).

■ Lower Ground Floor

Entrance hall with stairs to ground floor rear, bedroom and bathroom/W.C.

■ Ground Floor

Landing, L-shaped kitchen/living room.

■ Outside

Parking

■ Tenancy

Let on an Assured Shorthold Tenancy at a current rental of £630 per calendar month.

■ All Flats Council Tax Band A

■ Viewings

Viewing of the vacant unit, Flat 2, is by prior arrangement with Clive Emson Auctioneers.

■ Freehold with Part Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

Guide Prices & Reserves

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

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

47

Guide: £175-200,000
* Plus Fees

COMMERCIAL BUILDING WITH POTENTIAL

138 Union Street, Torquay, Devon, TQ2 5QB

■ Located in Torquay town centre at the top of Union Street opposite Torbay Town Hall, a popular area for many national retailers, estate agents and solicitor offices, is this large freehold commercial property. The property is arranged over five floors at the front and over three floors at the rear. To the front is a ground floor office and ancillary space with two rooms below. The upper two floors to the front of the property offer offices and ancillary space. To the rear of the building and accessed from Temperance Street is a large garage with two storage areas with further lower floor storage. The building has access from the front and upper floors to a fire exit leading to the rear.

An ideal opportunity for those looking for an investment or for builders who may see potential for development of the building for subdivision of the current accommodation into residential flats, with the large garage/workshop/store to the rear being suitable for other uses, subject to all necessary consents being obtainable.

■ Ground Floor

Accessed from Union Street via double fronted doorway to large office area, inner lobby area and large filing/office room with access to fire escape.

Access from office to cellar: hallway, two rooms and cloakroom W.C.

■ Rear Loading Bay Store/Garage

Accessed from filing/store room via fire escape and also from Temperance Street at the rear of the property is a roller door to garage and pedestrian access, office and two large workshop/stores.

■ Lower Floor Level

Two storage rooms.

■ First Floor

Access via private door from the front of the building with stairs to half landing, cloakroom W.C., door to fire escape, main landing and two large offices.

■ Second Floor

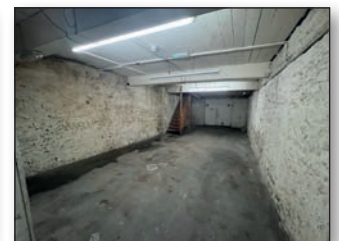
Landing with storage, kitchen/staff room, with cloakroom W.C. and two offices.

■ Local Planning Authority

Torbay Council.

Tel: 01803 207801.

Website: torbay.gov.uk.



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■ Auctioneer's Note

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

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith/James Lofthouse

48

Guide: £380-395,000
* Plus Fees

VALUABLE WORKSHOPS WITH OFFICES AND YARD AREA CLOSE TO TOWN CENTRE

*Premises & Yards Fronting St. Michaels Road,
Sittingbourne, Kent, ME10 3DN*

■ A freehold premises owned by the same family for many years, situated close to the town centre and fronting St Michael's Road. There is rear vehicular access from the Butts.

The premises is arranged as three workshops together with two enclosed yard areas and a two-storey office premises at the front. The property offers potential for a variety of future uses or development, subject to all necessary consents being obtainable.

■ Local Planning Authority

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



Courtyard and rear workshop



Offices in need of improvement



Workshops and enclosed side yard



Rear workshops and parking area

LOT 48 CONTINUED



Large workshop to rear



Internal view of workshop



Side yard and entrance

■ Office Building

■ Ground Floor

Measuring 80 sq.m. gross internal (861 sq.ft. gross internal), comprising entrance hall, two offices, kitchen and W.C.

■ First Floor

Measuring 51.5 sq.m. gross internal (554 sq.ft. gross internal), arranged as an open plan office and store room.

■ Shop Block

Total gross internal floor area 149 sq.m. (1,603 sq.ft.) With two workshops and reception area with access from the Butts.

■ Rear workshop/Store

Measuring 266 sq.m. gross internal (2,863 sq.ft. gross internal).

■ Outside

Enclosed side yard with access from the Butts and central yard area accessed from St Michael's Road.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Jon Rimmer

Joint Auctioneers

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49

Guide: £125-130,000
* Plus Fees

OVER TWO ACRE FREEHOLD SITE WITH PLANNING FOR BARN

Land Wootton Lane, Selsted, Dover, Kent, CT15 7HH

■ A freehold site extending to 0.85 hectares (2.09 acres) with access off Wootton Lane to the rear of Selsted Church of England Primary School.

The site may be suitable for grazing or equestrian uses, subject to any necessary consents being obtainable. Planning Permission has been granted by Folkestone & Hythe District Council for the erection of an agricultural barn and construction of associated hard standing.

■ Planning

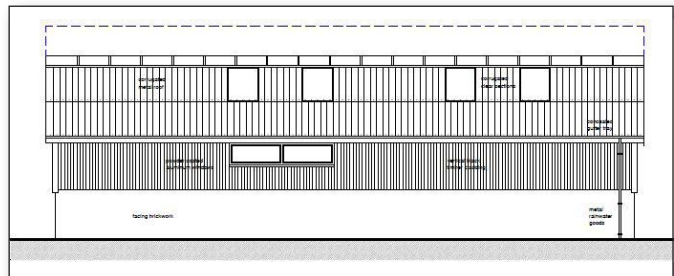
Planning Permission has been granted by Folkestone & Hythe District Council, under ref: 23/0787/FH, dated 9th November 2023, for the erection of an agricultural barn and construction of associated hardstanding, subject to conditions.

The Approved drawings show the proposed accommodation to comprise main barn area with double barn doors 27 sq.m. (290 sq. ft.), plant storage/workshop with double barn doors 35 sq.m. (376 sq.ft.), three animal pens each 5.7 sq.m. (61 sq.ft.) with individual gates into the main barn area.

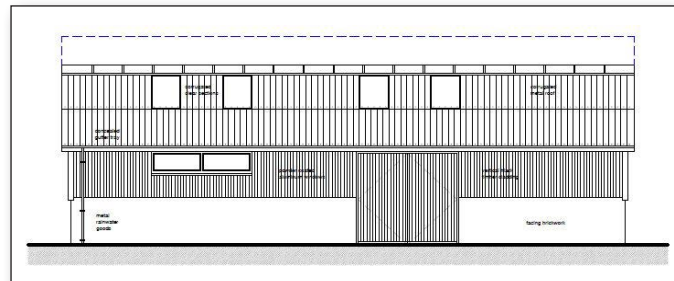
A copy of the Planning Permission and accompanying documents may be available to download from Folkestone & Hythe District Council's website folkestone-hythe.gov.uk.
Tel: 01303 853538.



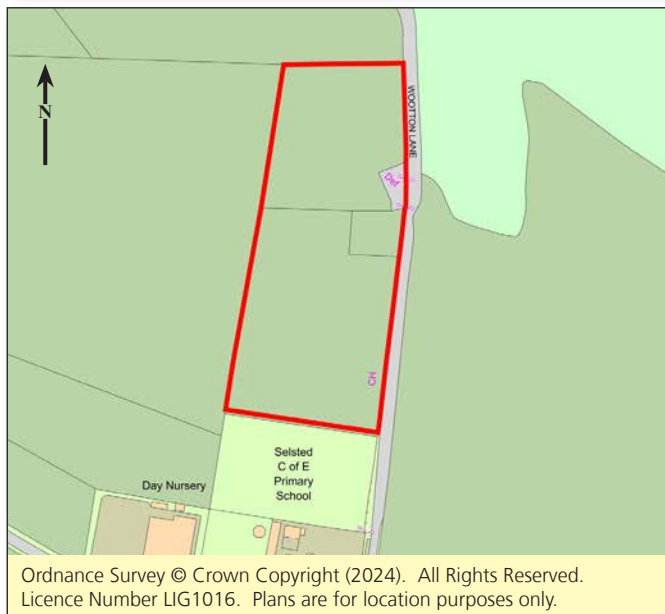
Entrance to land



Proposed East Elevation



Proposed West Elevation



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Licence Number LIG1016. Plans are for location purposes only.

■ Viewing

On site during daylight hours.

■ Directions

The land can be located via the What3Words app using ref: [///fade.turned.furniture](https://www.what3words.com/fade.turned.furniture)

■ Freehold with Vacant Possession

Joint Auctioneers

**Laing
Bennett**

Station Road, Lyminge
01303 863393

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

50

Guide: £170-180,000
*** Plus Fees**

VACANT CITY CENTRE COMMERCIAL PREMISES WITH FORMER RESIDENTIAL USE ABOVE

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. There may also be potential to operate an Airbnb from the upper parts as, indeed, other properties in North Hill have successfully done to take advantage of the location being so accessible to the historic city centre theatres and castle park.

■ Freehold with Vacant Possession



■ Ground Floor

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

■ First Floor

Landing, office, kitchen and bathroom.

■ Second Floor

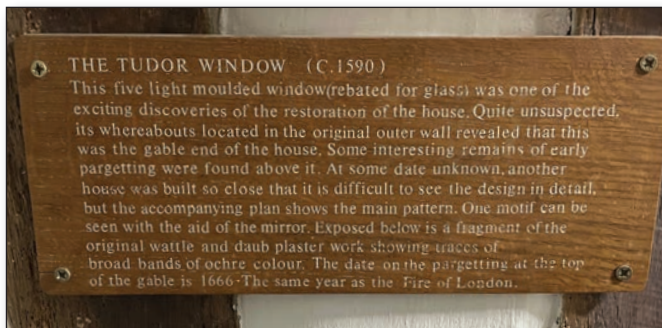
Office/store.

■ Basement

■ Local Planning Authority

Colchester City Council.
Tel: 01206 282222.

Website: colchester.gov.uk.



Joint Auctioneers

Whybrow

2 De Grey Square, Colchester
01206 699980

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman



51

Guide: £350,000 Plus
* Plus Fees

ATTRACTIVE PERIOD BUILDING IN TOWN CENTRE

10/10A Market Place, Faversham, Kent, ME13 7AG

■ A substantial period property situated in an excellent location in the marketplace of this popular and busy town. The property, which has accommodation over three floors plus basement and attic, retains many original features including oak panelling, fireplaces and exposed beams.

The ground floor is let to Butterfly Boutique on a rolling Commercial Lease. The upper parts are offered with vacant possession, have a separate access from the market place and may offer potential for conversion, subject to all necessary consents being obtainable.

■ 10 Market Place

■ Ground Floor

Double fronted retail unit with fitting room, rear hall, two separate W.C.s., store room at rear with panelled walls and large stone fireplace. Access to rear cellar, enclosed yard area with access to front cellar.

■ Tenancy

Let under the terms of a commercial lease, (expired 17th October 2017) at a current rental of £8,000 per annum.

■ 10A Market Place

■ Ground Floor

Entrance hall to front.

■ First Floor

Landing, large front room, office, rear hallway, kitchen/store room, separate W.C. and rear room.

■ Second Floor

Landing, two front rooms, kitchen to rear and separate W.C.

■ Attic

■ Tenancy

Vacant.

■ Local Planning Authority

Swale Borough Council. Tel: 01795 417850.

Website: swale.gov.uk.

Currently let at £8,000 per annum
Plus vacant upper parts



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■ Freehold with
Part Vacant
Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

52

Guide: £310-315,000
* Plus Fees

HOUSE IN NEED OF REFURBISHMENT

38 Rowden Road, Epsom, Surrey, KT19 9PW

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

This is one of four adjoining properties (three adjacent houses and a compound of 24 garages to the rear) which will be offered for sale as separate lots through the auction.

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



■ Ground Floor

Entrance hall, living room, kitchen and dining room.

■ First Floor

Landing, two bedrooms and bathroom.

■ Outside

Gardens to front and rear.



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General view of the houses to be offered as separate Lots throughout the auction

■ Local Planning Authority

Epsom and Ewell Borough Council.
Tel: 01372 732000. Website: epsom-ewell.gov.uk.

■ Auctioneer's Note

The property is shaded blue on the location plan.

■ Council Tax Band D

■ Freehold with Vacant Possession

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.

53

FREEHOLD SITE WITH PLANNING FOR EIGHT DWELLINGS

Guide: £600-650,000
* Plus Fees

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.



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.

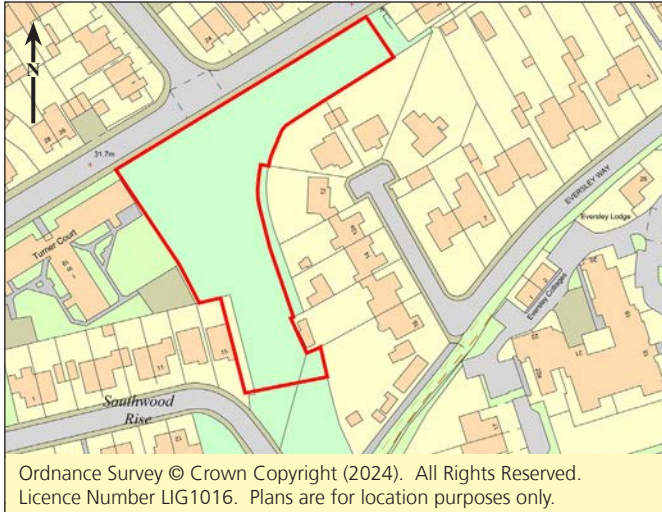
LOT 53 CONTINUED

■ 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).



■ 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 (Arboreal Cultural Impact Assessment and Arboreal 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

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54

Guide: £15,000 Plus
* Plus Fees

PARCEL OF LAND WITH FANTASTIC HARBOUR VIEWS

Land Vernon Place, Falmouth, Cornwall, TR11 3BQ

■ A parcel of land situated in the sought-after coastal town of Falmouth, being located in among residential properties and boasting superb harbour views. Any future use will be subject to all necessary consents being obtainable.

■ Site Measurements

0.026 hectares (0.63 acres).

■ Auctioneer's Note

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

■ Viewing

On site during daylight hours.

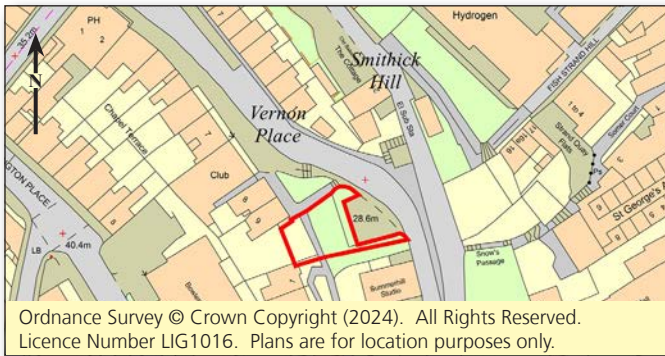
■ Local Planning Authority

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

■ Directions

The land can be located using the What3Words app ref: [///areas.humble.fats](https://www.what3words.com/area////areas.humble.fats)

■ Freehold with Vacant Possession



Instructions Received From



Further Information From



01392 366555

Property Contact
Katie Semmens

55

Guide: £110,000 Plus
* Plus Fees

MID-TERRACE HOUSE FOR IMPROVEMENT

53 Alma Street, Sheerness, Kent, ME12 2AY

■ A mid-terrace property in need of complete refurbishment located on the outskirts of Sheerness town centre and close to Sheerness Beach.

The building, which was in recent times let, has a gas heating system, some double glazing and is located in a no-through road.

■ Ground Floor

Living room, kitchen and bathroom with W.C.

■ First Floor

Three rooms.

■ Outside

Garden to rear.

■ Council Tax Band A

■ Freehold with Vacant Possession

Viewing By Arrangement With



01622 608400

Property Contact
Jon Rimmer



56

Guide: £17,000 Plus
* Plus Fees

**THREE VACANT
FREEHOLD
GARAGES**

*Garages, 4Q Pilgrims Way,
Andover, Hampshire, SP10 5HY*

■ Three brick-built garages in a larger block with up-and-over doors, located to the front of 266-267 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

57

Guide: £6,500 Plus
* Plus Fees

**OVER ONE ACRE
OF LAND**

*Land South Side Of Manston Road,
Manston, Ramsgate, Kent, CT12 5NA*

■ This parcel of woodland is located in a residential area, just behind houses at the junction of Bell Davies Drive and Spitfire Way, in close proximity to RAF Manston History Museum. The villages of Manston and Minster are nearby and the coastal towns of Ramsgate and Broadstairs are a short car journey.



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■ Site Measurements

0.40 hectares (1 acres).

■ Local Planning Authority

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

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

■ Location

The land can be located using the What3Words app ref [///handle.overdrive.units](https://www.what3words.com/handle/overdrive.units)

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes/Jon Rimmer

Further Information

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



58

Guide: £40-50,000
* Plus Fees

COMMERCIAL PROPERTY WITH POTENTIAL

20 Fore Street, Liskeard, Cornwall, PL14 3JB

■ A substantial terraced property situated in the pedestrianised area of Liskeard town centre which has shops including Superdrug and Malcolm Barnecutt Bakery as well as many independent retailers. Most recently occupied by a firm of estate agents, the property requires a comprehensive programme of improvement works. Individuals may wish to consider sub-division of the property, utilising the two separate front access points in the process, to create a ground floor commercial unit with self-contained residential use on the upper floors. Any works in this regard will be subject to all necessary consents being obtainable.

■ Ground Floor

Commercial space with rear door leading to garden.

■ First Floor

Landing, three rooms and cloakroom with W.C.

■ Second Floor

Landing, two rooms, staff kitchen and cloakroom/W.C.

■ Third Floor

Two attic rooms.

■ Outside

Garden to rear.

■ Local Planning Authority

Cornwall Council.

Tel: 0300 1234 151.

Website: cornwall.gov.uk.



■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Dave Henwood



59

Guide: £120-140,000
* Plus Fees

THREE-BEDROOM MID-TERRACE HOUSE FOR INVESTMENT

77 Unity Street, Sheerness, Kent, ME12 2PR

■ A mid-terrace property located on the outskirts of Sheerness town centre with its amenities and mainline railway station. The property is currently tenanted and could do with some improvement but does have gas heating system via radiators and double glazed windows.

■ Ground Floor

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

■ First Floor

Three bedrooms.

■ Outside

Garden to rear.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at £680 per calendar month.

■ Viewing

External only.

■ Council Tax Band B

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

Currently let at £8,160 per annum



60

Guide: £150,000 Plus
* Plus Fees

PAIR OF FLATS FOR INVESTMENT

31 Chatham Street,
Ramsgate, Kent, CT11 7QA

Currently let at £8,400 per annum

■ A period end-terrace building located close to Ramsgate town centre and mainline railway station. The building is arranged as a pair of one-bedroom flats, each with a private entrance, and both are currently let. We understand that the ground floor flat (31B) has recently undergone improvement works with a new kitchen being installed.



■ 31A Chatham Street

Access at front.

■ Ground Floor

Living room.

■ Basement

■ First Floor

Kitchen, bedroom and bathroom with W.C.

■ Tenancy

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

■ Council Tax Band A

■ 31B Chatham Street

Access at rear.

■ Ground Floor

Kitchen, living room, bedroom with shower cubicle, W.C. and conservatory.

■ Outside

Courtyard.

■ Tenancy

Let on an Assured Shorthold

Tenancy Agreement at a current rental of £400 per calendar month.

■ Council Tax Band A

■ Auctioneer's Note

At the time of publication the Auctioneers have not been able to internally inspect the entire property. These details have been supplied by the Seller and interested applicants should rely on their own investigations.

■ Viewing

External only.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

61

Guide: £15,000 Plus
* Plus Fees

FREEHOLD PARCEL OF LAND

Land Adj. 19 Pacific Close,
Feltham, Middlesex, TW14 9XE

■ A parcel of land located in an established residential area close to Heathrow Airport, Feltham railway station, Southfield Primary School and various other amenities.

The land may offer potential for alternative uses, subject to all necessary consents being obtainable.



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■ Site Measurements

The site extends to approximately 0.01 hectare (0.04 acre).

■ Local Planning Authority

The London Borough of Hounslow.
Website: hounslow.gov.uk.
Tel: 0208 583 2000.

■ Viewing

Directly on site during daylight hours.

■ Location

The site can be located via the What3Words app using ref: ///tennis.clocks.amount

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne



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62

Guide: £280,000 Plus
* Plus Fees

BLOCK OF FLATS FOR INVESTMENT

34 Cambridge Gardens, Hastings, East Sussex, TN34 1EN

Currently let at £24,108 per annum

■ This four storey terrace property is currently arranged as three self-contained flats, all let under the terms of Assured Shorthold Tenancy Agreements, and situated a short distance from Hastings town centre with its various local and national retailers, supermarkets, schools and mainline railway station.

■ **Ground Floor Flat**
Hallway, living room, kitchen, bedroom and shower room with W.C.

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

■ **Council Tax Band A**

■ **Lower Ground Floor Flat**
Hallway, living room, kitchen, bedroom and shower room with W.C.

■ **Tenancy**
Let on an Assured Shorthold

Tenancy at a current rental of £795 per calendar month.

■ **Council Tax Band A**

■ **Top Floor Maisonette**
■ **First Floor**
Hallway, living room, kitchen and bedroom.

■ **Second Floor**
Two bedrooms and bathroom with W.C.

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

■ **Council Tax Band A**



Joint Auctioneers



Robertson Street, Hastings
01424 722122

Viewing By Arrangement With

Clive Emson
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01273 504232

Property Contact
Chris Milne/Jade Flood

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63

**Guide: £375,000 Plus
* Plus Fees**

A DETACHED THREE-BEDROOM HOUSE SITUATED IN A POPULAR LOCATION FOR IMPROVEMENT

28 Winchelsea Drive, Chelmsford, Essex, CM2 9TL

■ This detached house, situated in a popular residential location in Great Baddow, is positioned in a cul-de-sac to the south side of Chelmsford City Centre, just off Beehive Road. Within close proximity there are regular bus services into Chelmsford City Centre which offers an excellent range of High Street shopping, bars, restaurants and recreational facilities. Chelmsford railway station offers regular service to London (Liverpool Street) and there is good vehicular access to the A12, A414 and A130.

The property has double glazed windows, gas heating system via radiators and two reception rooms as well as gardens to both front and rear and driveway providing off street parking leading to garage and workshop.

■ Auctioneer's Note

We have been advised by the Seller of a historical insurance claim and repairs. A Structural



Engineer's Report, dated October 2023, confirming that any issue has been resolved. A copy of the report will be contained within the legal pack which can be downloaded from the Clive Emson Website.



■ Ground Floor

Entrance reception hallway, living room, dining room, kitchen, bathroom and separate W.C.

■ First Floor

Landing, three bedrooms.

■ Outside

Gardens to both front and rear with well stocked flower beds. Driveway to the side of the property leading to garage with utility room and workshop which may offer

potential for conversion to a home office or separate annex, subject to all necessary consents being obtainable.

■ Local Planning Authority

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

■ Council Tax Band D

■ Freehold with Vacant Possession

Joint Auctioneers



78 New London Rd, Chelmsford
01245 500599

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

64

Guide: £160,000 Plus
* Plus Fees

FREEHOLD BLOCK FOR INVESTMENT

137 Ramsgate Road, Margate, Kent, CT9 4BJ

Currently let at £15,000 per annum

■ An attractive three storey property divided into two individual flats which are both a good size. Situated close to the Queen Elizabeth The Queen Mother Hospital with Margate's railway station, with its high speed railway service to London, a short distance away.

Margate has a popular seafront and Old Town, therefore the flats could be used as holiday lets in the future or sold off separately. We understand the current rentals are below market prices, so there could be potential to increase the yield. Each flat has its own meters, double glazing and a gas heating system via radiators.



■ Lower Ground Floor - Flat 1

Private lower ground floor entrance, entrance hall, living room, dining room, kitchen, bedroom and stairs to first floor.

■ First Floor

Bathroom with W.C.

■ Outside

Garden to the front and rear.

■ Tenancy

Currently let on an Assured Shorthold Tenancy Agreement at £450 per calendar month.

■ Council Tax Band A

■ Upper Ground Floor Maisonette

Private entrance, entrance hall, living room and kitchen/diner, stairs to top floor.

■ Top Floor

Two rooms (front and rear bedrooms) and bathroom with W.C.

■ Outside

Courtyard garden to the rear.

■ Tenancy

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

■ Council Tax Band A



■ **Auctioneer's Note**
135 Ramsgate Road is to be offered in the Auction as Lot 33.

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:-



65

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



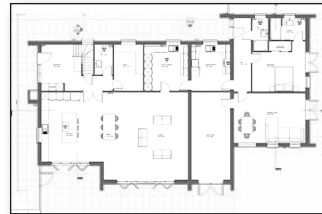
garage and annexe subject to conditions.

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

66

RESIDENTIAL INVESTMENT PRODUCING GOOD INCOME

Guide: £250,000 Plus
* Plus Fees

110 Chatham Hill, Chatham, Kent, ME5 7AL

Currently let at £35,580 per annum

■ A four-storey end-terrace property located on the A2 (Chatham Hill), close to Medway Maritime hospital and within easy access of Chatham town centre and Gillingham town centre. The building, which is in need of improvement, is arranged as five letting units each with their own kitchen and shower room/W.C. The property has double-glazed windows, electric heating and all flats are metered separately.



■ Basement

■ Flat 5

Private rear access, kitchen, living room, bedroom and shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Agreement at a current rental of £593 per calendar month.

■ Ground Floor

Communal entrance to front.

■ Room 1

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

■ Tenancy

Let on an Assured Shorthold Agreement at a current rental of £593 per calendar month.

■ Room 2

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

■ Tenancy

Let on an Assured Shorthold Agreement at a current rental of £593 per calendar month.

■ First Floor

■ Room 3

Bedroom/living room/kitchen and shower room with W.C.

■ Tenancy

Let on an Assured Shorthold Agreement at a current rental of £593 per calendar month.



■ Room 4

■ First Floor

Kitchen and shower room with W.C.

■ Second Floor

Bedroom/living room.

■ Tenancy

Let on an Assured Shorthold Agreement at a current rental of £593 per calendar month.

■ Outside

Garden to rear and garage.

■ Auctioneer's Note

At the time of publication the Auctioneers have been unable to access all of the property. Interested parties are advised to rely on their own investigations.



■ Each Room
Council Tax Band A

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

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.

67

Guide: £340-360,000
* Plus Fees

DETACHED HOUSE ON A PLOT OF 0.09 HECTARES (0.22 ACRES)

17 Ardnave Crescent, Bassett, Southampton, SO16 7FL

■ Situated in the highly sought after suburb of Bassett towards the north of Southampton, this detached property sits on a generous plot of 0.09 hectares (0.22 acres). The plot is severely overgrown and indeed the property itself has been enveloped by vegetation. Depending on the condition of the house it may be suitable for refurbishment or perhaps demolition and redevelopment of the plot subject to all necessary consents being obtainable.

■ Auctioneer's Note

Due to the overgrown nature of the site we have been unable to inspect the property and prospective purchasers are advised to rely solely on their own enquiries regarding the condition of the property.



■ Viewing

External only. Interested parties may view directly on site during daylight hours and at their own risk.

■ Freehold with Vacant Possession



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Joint Auctioneers

enfields

3 West End Road, Southampton
023 8042 5925

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Robert Marchant

68

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



69

Guide: £80-85,000
* Plus Fees

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

■ Freehold with Vacant Possession

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

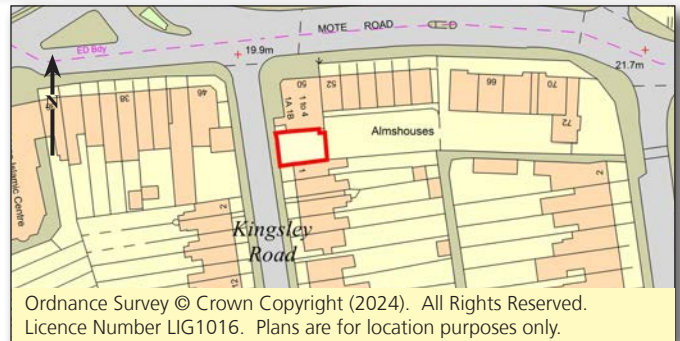
Property Contact
Chris Milne

LAND WITH PLANNING FOR TWO FLATS

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



Proposed Side Elevation



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■ Planning

Planning Consent has been granted by Maidstone Borough Council under ref: 22/503492/FULL, dated 26 October 2022, for the erection of a two storey building containing two, two-to-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.

■ Viewing

On site during daylight hours.

70

Guide: £100-105,000
* Plus Fees

■ A two-bedroom ground floor flat in need of refurbishment, located in an established residential area close to various amenities, transport links and schools.

The flat is double-glazed throughout and has a gas heating system.

■ Accommodation

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

■ Outside

Rear garden.

■ Tenure

Remainder of a 120-year lease from 14th June 1990.

■ Council Tax Band A

■ Leasehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

GROUND FLOOR FLAT FOR REFURBISHMENT

26 Rolvenden Avenue, Gillingham, Kent, ME8 6SH



71

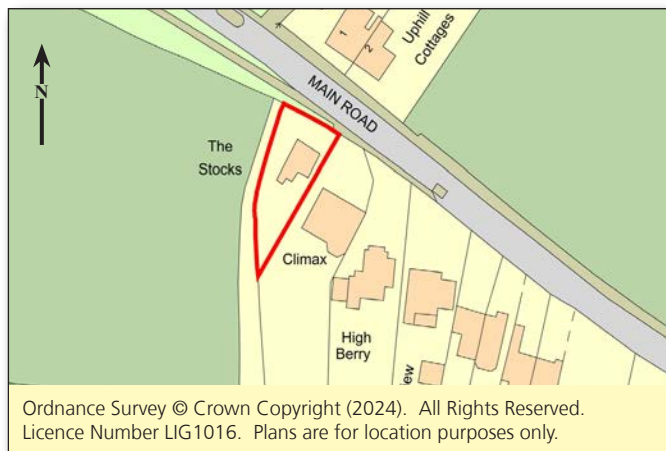
Guide: £275,000 plus
* Plus Fees

DILAPIDATED BUNGALOW WITH POTENTIAL

The Stocks, Main Road, Longfield Hill, Longfield, Kent, DA3 7AG

■ A detached single storey bungalow sited on an angular plot extending to approximately 0.04 hectares (0.10 acres). The property may have scope/potential for a variety of uses, subject to all necessary consents being obtainable.

The village of Longfield Hill is approximately 1.5 miles from Longfield, serving mostly community needs and providing Southeastern rail services from the mainline railway station.



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■ Ground Floor

Two bedrooms, kitchen, bathroom, utility room, living room. The building measures approximately 72 sq.m. (774 sq.ft).

■ EPC Rating F

■ Auctioneer's Note

The property is derelict and has been unoccupied for many years, therefore due care and caution should be taken upon inspecting the premises, both internally and externally.

■ Council Tax Band

As the property is derelict there is no current Council Tax band rating.

■ Local Planning Authority

Dartford Borough Council.
Tel: 01322 343203.
Website: dartford.gov.uk.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes

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72

Guide: £450,000 Plus
* Plus Fees

ATTRACTIVE DETACHED DWELLING TO BE FINISHED

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 its 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.C.s.) and main family bathroom with W.C.

■ Outside

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

■ Auctioneer's Note

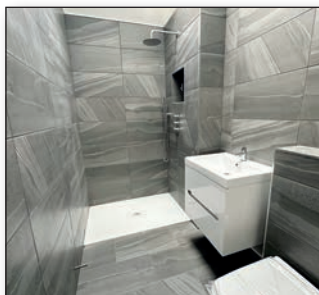
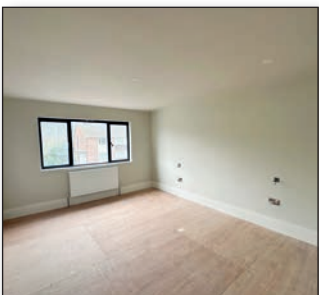
We understand second fix electrics and plumbing have been installed in most parts. However, interested parties are advised to rely on their own investigations.

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



73

Guide: £125-130,000
*** Plus Fees**

■ Situated in the heart of the picturesque village of Elham, in a prominent trading position, is this attractive period building. The ground floor double-fronted premises are let and trading as The Cosy Tea Rooms.

■ Accommodation

Main seating area, second seating area, kitchen, ladies and gents W.C.s and storage.

■ Tenancy

Let on a 10-year Occupational Lease, from 3rd August 2018 to 2nd August 2028, at a current rental of £11,000 per annum. The lease is excluded from Sections 24-28 of the 1954 Landlord & Tenant Act Part 2.



HIGH STREET COMMERCIAL INVESTMENT

Cosy Tea Room, 4-6 High Street, Elham, Canterbury, Kent, CT4 6TD

Currently let at £11,000 per annum



■ Tenure

Remainder of a Head Leasehold interest of 999-years, from 8th April 2015, expiring on 7th April 2014, at a peppercorn ground rental. Further information will be available to download from the Clive Emson website.

■ EPC Information

Total floor area 78 sq.m.
The property has EPC rating of 114 (E).

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

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74

Guide: £125-135,000
* Plus Fees

FREEHOLD INVESTMENT

30 Clarence Road, St. Austell, Cornwall, PL25 5NL

Currently let at £12,600 per annum

■ An end-terrace property informally arranged as two flats and situated on the outskirts of St Austell. Utilised in its current guise since at least 2008, each flat requires some improvement and is subject to an Assured Shorthold Tenancy Agreement.

Individuals may wish to consider formalisation of the property into two flats or conversion into a single dwelling, subject to all necessary consents being obtainable.

■ 30A Clarence Road ■ Ground Floor

Communal access to front.

■ First Floor

Bedroom, bathroom with W.C., living room and kitchenette.

■ Tenancy

Let on an Assured Shorthold Tenancy Agreement at a current rental of £550 per calendar month.

■ Council Tax Band A

■ 30B Clarence Road ■ Ground Floor

Bedroom, store room (no windows), shower room with W.C., living room and kitchen.

■ Outside

Garden to front and rear.

■ Tenancy

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

■ Council Tax Band A

■ Rear Garage

■ Tenancy

Subject to an informal agreement at a current rental of £50 per calendar month.

■ Local Planning Authority

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



■ Viewing

Strictly by prior arrangement with the auctioneers office. Under no circumstances should interested applicants contact the tenants direct.



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

01392 366555

Property Contact
Dave Henwood

Auction Deposits

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

The pre-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.

75

Guide: £55-65,000
* Plus Fees

**OVER ONE ACRE
OF LAND WITH
POTENTIAL**

**Land Bassetts, Maidstone Road,
Horsmonden, Tonbridge, Kent, TN12 8HQ**

■ A triangular site located in a rural location with access from Maidstone Road. The land has electricity and water connected.

A Planning Application was submitted in 2017 for "Change of use of land for stationing of one mobile home, one touring caravan, one utility building and formation of a car park for one gypsy family."

The application was turned down on 13th February 2017, however, it is considered the site may be suitable for alternative uses, subject to all necessary consents being obtainable. Full details of the previous application along with Pre-application advice is available within the legal pack.



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■ Site Measurements

The site extends to approximately 0.47 hectares (1.16 acres).

■ Viewing

On site during daylight hours.

■ Location

The land can be located on the What3Words app using: //airbag.hardly.idealist

**■ Freehold with
Vacant Possession**

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
James Emson

76

Guide: £140,000 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.

The 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.

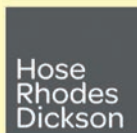
■ Outside

Small gardens to the front and rear.

■ Council Tax Band C

**■ Freehold
with Vacant
Possession**

Joint Auctioneers



1 High Street,
Ventnor

01983

855525

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

77

Guide: £400-425,000
* Plus Fees

FREEHOLD TENANTED COMMERCIAL UNIT AND DEVELOPMENT OPPORTUNITY

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

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.

■ Ground Floor

Entrance hallway plus one room.

■ First Floor

Landing, three rooms, all in shell condition and requiring complete fit out.

■ Council Tax Band - Deleted

■ 144B High Street (Coach House)

■ Ground Floor

Open space with staircase up to upper level.

■ Cottages

■ Rear 144 High St

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.



Coach House



Flat (144A)

LOT 77 CONTINUED

■ Planning

Planning Permission was granted by Maldon District Council on appeal under planning reference FUL/MAL/15/00688 dated 15th June 2015, for the erection of two semi-detached cottages with off street parking on the land to the rear of 144B High Street, Maldon, Essex, CM9 5BX, subject to conditions.

In addition, Planning Permission was granted under reference 13/00562/LBC, dated 4th September 2013, but has since expired, 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.

However there is also planning application that was approved under reference 09/00591/FUL dated 25th September 2009 for use of building for B1 use and two storey side extension including new carriage way for access to rear.

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



Cottages

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

■ Site Measurements

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

■ 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

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman



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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

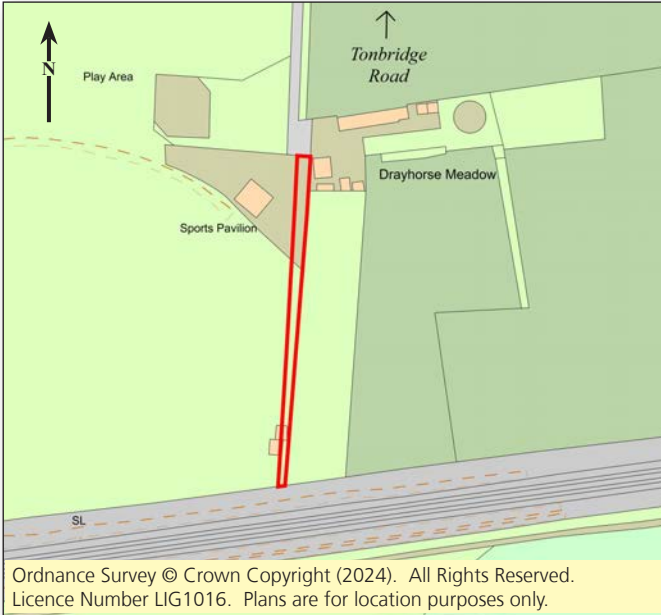
78

Guide: Nil Reserve
* Plus Fees

**FREEHOLD
LAND**

**Land South Side Of Tonbridge Road,
Wateringbury, Maidstone, Kent, ME18 5RS**

■ A freehold parcel of land extending to 0.04 hectares (0.10 acres).



■ Viewing

Interested parties can view directly on site during daylight hours.

■ Location

The site may be located via the What3words app using: [//venue.charcoal.dentistry](https://www.what3words.com/venue.charcoal.dentistry)

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/John Stockey

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E: info@auctionconveyancing.com
W: www.auctionconveyancing.com



79

Guide: £165-175,000
* Plus Fees

**MID-TERRACE
HOUSE FOR
INVESTMENT**

**101 Albany Road,
Gillingham, Kent, ME7 4HW**

Currently let at £10,800 per annum

■ This mid-terrace house located close to Gillingham's mainline railway station and the Medway Maritime Hospital has double glazed windows with a gas heating system.

The property would benefit some improvement and is to be offered with tenants in situ.



■ Ground Floor

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

■ First Floor

Three rooms.

■ Outside

Garden to rear.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £900 per calendar month.

■ Council Tax Band B

Joint Auctioneers



01795 488141

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

80

Guide: £310-315,000
* Plus Fees

HOUSE IN NEED OF REFURBISHMENT

36 Rowden Road, Epsom, Surrey, KT19 9PW

■ A mid-terrace house for refurbishment and modernisation, situated in an established residential area. This Lot is one of four adjoining properties (three adjacent houses and a compound of 24 garages at the rear), to be offered for sale as separate Lots in this auction.

■ Ground Floor

Entrance hall, living room, dining room and kitchen.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Outside

Gardens to front and rear.

■ Auctioneer's Note

The property is shaded green on the location plan shown below.



General view of the houses to be offered as separate Lots throughout the auction



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■ Local Planning Authority

Epsom and Ewell Borough Council. Tel: 01372 732000.
Website: epsom-ewell.gov.uk.

■ Council Tax Band D

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey

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.

81

FOUR-BEDROOM MAISONETTE INVESTMENT PLUS VACANT YARD AND BUILDINGS WITH PLANNING FOR FOUR FLATS

Guide: £220-240,000
* Plus Fees

35 High Street, Dover, Kent, CT16 1EB

■ An interesting Lot, comprising a four-bedroom maisonette located to the front of the site, a covered driveway leading to an open yard and buildings. The maisonette, which has its own ground floor entrance, may be suitable for sub-division to provide a first floor one-bedroom flat and a two-bedroom maisonette on the second and third floors, subject to all necessary consents being obtainable.

The yard including two buildings has Planning Permission for the existing buildings to be demolished and the erection of four flats with associated works. Equally, the yard and buildings may be suitable for a variety of alternative uses or for continuation as storage, subject to all necessary consents being obtainable.



Currently let at £6,300 per annum
Plus vacant yard and buildings



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■ Residential ■ Ground Floor

Own entrance with stairs to first floor.

■ First Floor

Landing, kitchen, dining room, living room and two store rooms - one with access to the roof garden.

■ Second Floor

Landing, two bedrooms and bathroom/W.C.

■ First Floor

Landing and two further bedrooms.

■ Tenancy

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

■ Council Tax Band B

■ Yard and Buildings

Access to the covered driveway, store rooms, W.C., a two-storey single building and second building located to the rear of the site with storage facilities on ground, first and second levels.

LOT 81 CONTINUED

■ Planning

Planning Permission has been granted by Dover District Council, under ref: 23/00460, dated 23rd January 2024, for the erection of four dwellings and associated works (existing buildings demolished), subject to conditions. A copy of the Planning Permission and accompanying documents may be downloaded from the Local Planning Authority website, dover.gov.uk. Tel: 01304 872486.

■ Proposed Accommodation

■ Main Building

■ Flat 1

■ Ground Floor

Hallway, open-plan kitchen/living/dining room, main bedroom with storage area, bedroom two and bathroom/W.C.

■ Flat 2

■ First Floor

Hallway, open-plan kitchen/living/dining room, main bedroom with storage area, bedroom two and bathroom/W.C.

■ Flat 3

■ Second Floor

Hallway, open-plan kitchen/living/dining room, main bedroom with storage, bedroom two and bathroom/W.C.

■ Separate Building

■ Flat 4 (Ground Floor)

Kitchen/dining room, living room with storage area and stairs to first floor.

■ First Floor

Landing, bedroom and bathroom/W.C.

■ Outside

Courtyard area, bin storage, bicycle storage and further external storage.

■ Viewing

Viewings of the yard and storage buildings by arrangement with the Auctioneers.

■ Freehold with Part Vacant Possession

Joint Auctioneers



27-29 Castle Street, Dover

01304 246111

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

82

Guide: £40,000 Plus
* Plus Fees

VACANT PARCEL OF LAND

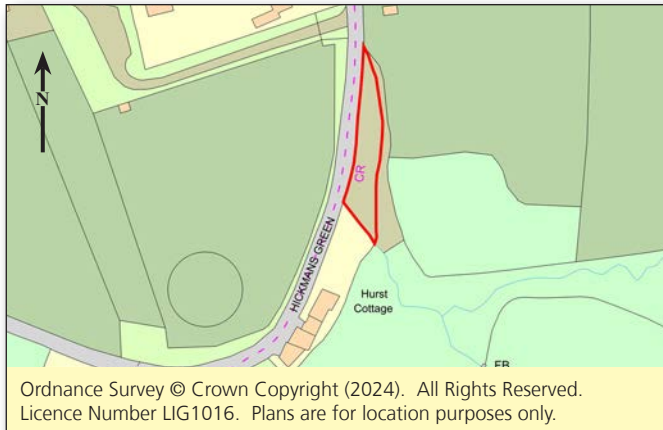
*Land Adjacent Hurst Cottage, Hickmans Green,
Boughton-under-Blean, Faversham, Kent, ME13 9NT*

■ A freehold parcel of land in a rural location on the outskirts of Boughton-Under-Blean with good access to the A2, M2 and A229 (Thanet Way). The triangular parcel of land is vacant, however, it is understood to have previously been occupied by a cottage several decades ago.

The land is fenced and has gated access from the road and may offer potential, subject to all necessary consents being obtainable.

■ Site Measurements

The site extends to 0.04 hectares (0.10 acres).



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■ Local Planning Authority

Swale Borough Council.
Tel: 01495 417850.
Website: swale.gov.uk.

■ Location

The land can be located via the What3Words app using: [///piled.octagon.divisible](https://www.what3words.com/piled.octagon.divisible)

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

83

**Guide: £400,000 Plus
* Plus Fees**

DETACHED BUNGALOW FOR TOTAL REFURBISHMENT

44 Sandyhurst Lane, Ashford, Kent, TN25 4NS

On instructions from the Power of Attorney

■ A detached chalet bungalow situated in Sandyhurst Lane, arguably one of the most sought-after roads on the western side of Ashford. It lies within close proximity of the M20 Motorway (Junction 9), supermarkets, and a short drive to Ashford town centre with its mainline railway station and Ashford College.

The bungalow is in need of total refurbishment allowing the successful purchaser to redecorate and enhance in their own taste and style, and possibly extend, subject to all necessary consents being obtainable.

■ Ground Floor

Entrance porch, entrance hall, living room, side hallway with stairs to first floor and lift to first floor landing, kitchen, rear porch, side lean-to, shower room/W.C. and two bedrooms.

■ First Floor

Landing, bedroom one with ensuite wet room and bedroom two.

■ Outside

Front and rear gardens.

■ Council Tax Band D

■ Auctioneer's Note

The land has the benefit of a right-of-way at all times



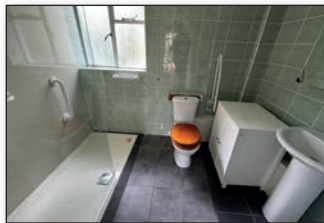
and for all purposes, with or without vehicles, along the land tinted brown. Please refer to the HM Land Registry Office Copies for the full details.

■ Local Planning Authority

Ashford Borough Council.
Tel: 01233 330264.

Website: ashford.gov.uk.

■ Freehold with Vacant Possession



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Joint Auctioneers

evolution properties
sales, lettings and management

Orbital Park, Ashford
01233 501601

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

84

Guide: £110,000 Plus
* Plus Fees

WELL PRESENTED MAISONETTE

65 Scott Avenue, Rainham, Gillingham, Kent, ME8 8BL

■ A well presented two storey maisonette located in an established residential area within easy access of the A2. It is also close to the Rainham Shopping Centre, local schools and the mainline railway station.

■ Ground Floor

Entrance.

■ First Floor

Living room and kitchen.

■ Second Floor

Two bedrooms and bathroom with W.C.

■ Outside

Garage.



■ Tenure

Remainder of a 99-year lease from 25th December 1967.

■ Council Tax Band A

■ Leasehold with Vacant Possession

Joint Auctioneers

WRIGHT
& Co

64 Watling Street, Gillingham
01634 578484

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Chris Milne/Isla Wild

85

Guide: £65,000 Plus
* Plus Fees

FREEHOLD WOODLAND

West Pullens Wood, Lamberhurst Road,
Lamberhurst, Tunbridge Wells, Kent, TN3 8AD

■ A parcel of woodland extending to approximately 1.95 hectares (4.82 acres). The area shaded brown on the location plan depicts a right of way onto the land.

■ Viewing

On site during daylight hours.

■ Location

The land can be located via the What3Words app using: [//slings.petty.tonal](https://www.what3words.com/slings.petty.tonal)

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



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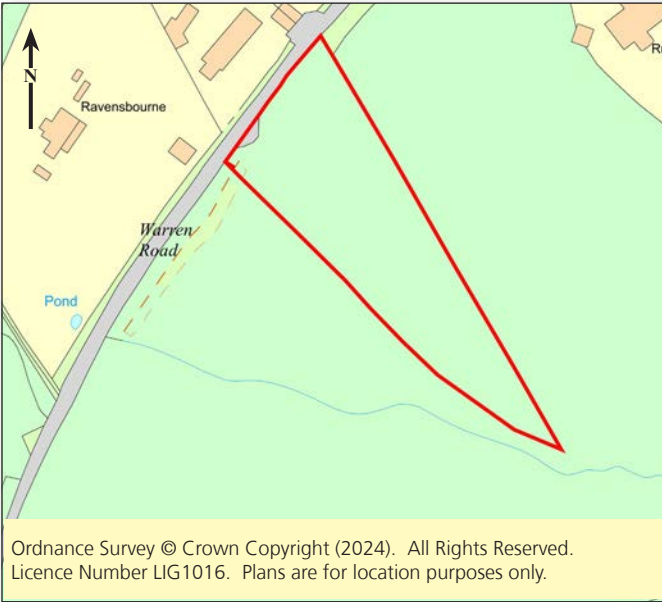
86

Guide: £10,000 Plus
* Plus Fees

**0.79 OF AN
ACRE OF
FREEHOLD
WOODLAND**

**Land Adj. Underhill, Warren Road,
Fairlight, Hastings, East Sussex, TN35 4AN**

■ This wooded parcel of land, extending to approximately 0.31 hectares (0.79 acres), is located on Warren Road, Fairlight in Hastings close to the A21.



■ Viewing

On site during daylight hours.

■ Location

The woodland can be located via the What3Words app using: ///quiz.brink.values

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Jade Flood

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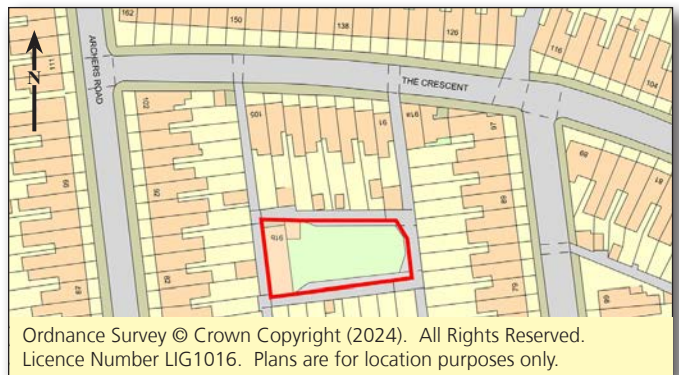
87

Guide: £80-90,000
* Plus Fees

**FREEHOLD
LAND IN
RESIDENTIAL
AREA**

**Land Rear 91B The Crescent,
Eastleigh, Hampshire, SO50 9BS**

■ Situated to the rear of properties in The Crescent, Newtown Road, Bellevue Road and Archers Road this rectangular shaped parcel of land is occupied by the remains of a former car repair garage. The site extends to 0.07 hectares (0.17 acres) and may offer scope and potential for a variety of future uses, subject to all necessary consents being obtainable.



■ Local Planning Authority

Eastleigh Borough Council.
Tel: 023 8068 8000.
Website: eastleigh.gov.uk.

■ Viewing

On site during daylight hours.

■ Freehold with Vacant Possession

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Joe Rocks

88

**Guide: £200,000 Plus
* Plus Fees**

HOUSE FOR INVESTMENT

116 Hengist Road, Erith, Kent, DA8 1EY

■ This terrace period house is situated in an established and popular residential location, on a one-way street off Bexley Road, close to local bus routes, primary schools and a prominent shopping area serving mainly local needs. Nearby railway stations are Barnehurst (Southeastern Services) and Erith (Southeastern & Thameslink Services).

Occupied by the same tenant for a number of years, the property represents a definitive investment opportunity for either seasoned buy-to-let entrepreneurs or first-time landlords.

■ Ground Floor

Entrance, two reception rooms and kitchen.

■ First Floor

Two bedrooms and bathroom with W.C.

■ Tenancy

Holding over under the terms of an Assured Shorthold Tenancy Agreement, from 16th January 2019, at a current rental of £1,080 per calendar month.

■ Council Tax Band C

■ Viewings

Strictly by prior appointment with Clive Emson Auctioneers and at the discretion of the tenant.

■ Auctioneer's Note

At the time of publication the Auctioneers have not inspected the property and the accommodation details have been provided by the Joint Auctioneer. Interested applicants should rely on their own investigations to verify the information provided.

Currently let at £12,960 per annum



Joint Auctioneers



Stone Street, Gravesend
01474 569000

Viewing Strictly By Prior Appointment With



01622 608400

Property Contact
Russell Hawkes

89

**Guide: Nil Reserve
* Plus Fees**

FREEHOLD LAND WITH OVERAGE BENEFIT

Land North Side Of Coldharbour Lane, Aylesford, Kent, ME20 7SL

■ A freehold parcel of land located just off the A20 between Maidstone and Aylesford.

■ Auctioneer's Note

In addition, the land has the benefit of any future payments with regard to an Overage Clause relating to land nearby. Further information will be available for inspection within the legal documentation.

■ Site Measurements

The site extends to approximately 0.002 hectares (0.005 acres).

■ Viewing

On site during daylight hours.

■ Directions

The land can be located using the What3Words app: [///winks.fried.gone](https://www.what3words.com////winks.fried.gone)

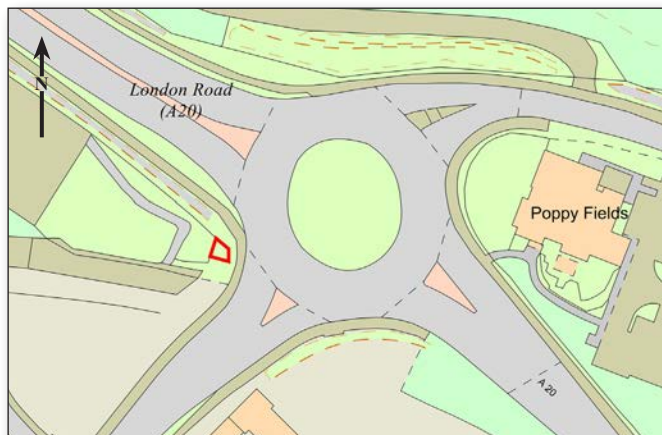
■ Freehold with Vacant Possession

Further Information From



01622 608400

Property Contact
Chris Milne/John Stockey



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MIXED USE PROPERTY/RESIDENTIAL INVESTMENT FOR IMPROVEMENT

Guide: £60,000 Plus
* Plus Fees

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

■ 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.

Currently part let at £6,240 per annum



■ 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.

■ Viewing

External only. An internal video will be available on the Clive Emson website.

■ Freehold with Part Vacant Possession

Joint Auctioneers


Bettesworths
29-30 Fleet Street, Torquay
01803 212021

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

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.

91

Guide: £200-210,000
*** Plus Fees**

DETACHED BUNGALOW IN RIVERSIDE TOWN FOR IMPROVEMENT

Gales, Riverside Road, Burnham-on-Crouch, Essex, CM0 8JY

■ A detached bungalow situated in the riverside town of Burnham-on-Crouch, just off the High Street. It is of non-traditional construction with single-brick skin, we are advised by the seller that a third bedroom and garage were added in 1976 being of brick construction and with a flat roof under approved Planning Consent 12/12/1975, and is now in need of modernisation.

The property is in a desirable residential location, a short distance from the waterfront, town centre, pubs, restaurants and local shops. Burnham-on-Crouch has a railway station offering a service to London (Liverpool Street).

The bungalow may offer potential for extension or complete re-development, subject to all necessary consents being obtainable.

■ Freehold with Vacant Possession



■ Accommodation

Entrance reception hallway, living room, kitchen, conservatory, three bedrooms and bathroom.

■ Outside

Paved garden to the front of the bungalow and driveway to side, (also giving access to a neighbouring property) leading to a garage. To the rear is a garden, part of which is held on a separate freehold title.



■ Site Measurements

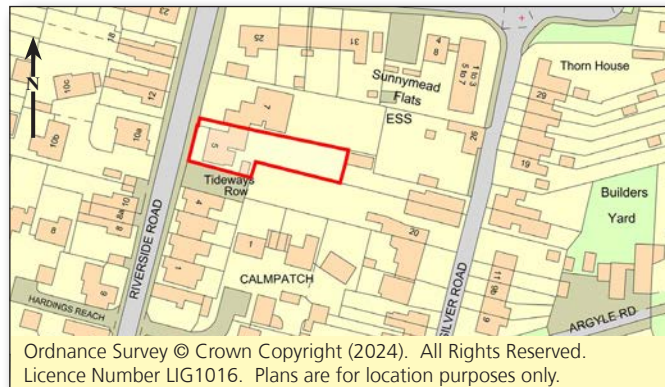
The site extends to approximately 0.05 hectares (0.13 acres).

■ Local Planning Authority

Maldon District Council. Tel: 01621 854477.

Website: maldon.gov.uk.

■ Council Tax Band D



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Joint Auctioneers
CURTIS O'BOYLE
Sales & Lettings
28 High St., Burnham-on-Crouch
01621 785855

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS
01245 205778
Property Contact
Paul Bridgeman

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.

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Guide: £50,000 Plus
* Plus Fees

FREEHOLD GROUND RENTS

Flats 1-5, 49 Wickham Road, Beckenham, Kent, BR3 6QJ

Currently let at £407 per annum

■ An attractive building comprising five flats situated in a popular residential location in Beckenham. Each flat has been sold on a long leasehold interest, the details of which are contained in the table below.

Flat No.	Rental Per Annum	Lease Term	Commencement Date
1	£150 doubling every 25 years	189 years	25th January 2017
2	£100	99 years	1st January 2012
3	£150 doubling every 25 years	189 years	25th May 2001
4	£7	99 years	24th June 1951
5	Peppercorn	189 years	29th September 1993 (extended January 2023)



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

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman



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93

Guide: £350-400,000
*** Plus Fees**

DETACHED PERIOD BUILDING WITH POTENTIAL

The Red House, 26 Chapel Place, Ramsgate, Kent, CT11 9SB

■ A detached period building, located in Ramsgate town centre, which was formerly a residential dwelling and has most recently been used as offices/classrooms for the adjacent grammar school.

The attractive building, which is believed to date back to 1908, has period features, stained glass windows but is now in need of refurbishment.

The property needs improvement and has sat empty for around 10 years, although some repair works have been carried out to the roof. The building may be suitable for a variety of schemes, subject to all necessary consents being obtainable.



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■ Basement

Boiler room.

■ Ground Floor

Entrance hall, four rooms, kitchen, ladies and gents W.C.s and store room with meters.

■ First Floor

Landing, four rooms and W.C.s.

■ Outside

Gardens to front, side and rear. Detached garage.

■ Freehold with Vacant Possession

■ Local Planning Authority

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

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

94

**Guide: £300,000 Plus
* Plus Fees**

HOUSE FOR IMPROVEMENT

Kingfishers, New Road, Porchfield, Newport, Isle Of Wight, PO30 4LS

■ Located in the attractive semi-rural village of Porchfield, this three-bedroom house is set back from the road with an ample drive and off-road parking.

The accommodation is arranged as an "upside down" house with the bedrooms on the ground floor and living space upstairs. This could of course be reconfigured to suit any new owner.

■ Ground Floor

Three bedrooms, bathroom with W.C., rear conservatory and partially converted garage.

■ First Floor

Living/dining room, study, kitchen and cloakroom/W.C.



■ Outside

Driveway with off-road parking and garden to rear.

■ Council Tax Band E

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant

lion TV
SCOTLAND

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95

Guide: £60,000 Plus
* Plus Fees

FREEHOLD BLOCK COMPRISING THREE LOCK-UP SHOPS

52, 52A & 52B High Street, Shanklin, Isle Of Wight, PO37 6JN

■ Situated on the High Street, a short distance from Shanklin Theatre, this freehold row of three lock-up shops occupies a prominent trading position. Although previously arranged as three lock-up units, 52 and 52A which are at present vacant have been inter-connected by a previous tenant to provide a larger single trading unit but could revert to separate smaller lock-ups if required, subject to all required consents being obtainable. The third unit 52B is at present let under the terms of a commercial lease and trading as a barber shop.



■ 52/52A High Street

Each unit has a main sales/trading areas and a staff cloakroom/W.C.

■ 52B High Street

Main trading area and staff cloakroom with W.C.

■ Tenancy

Believed to be let under the terms of a commercial lease for a term of three years from 1st November 2022 at a current rental of £4,800 per annum. Confirmation of the lease terms will be included in the legal pack.



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LAND AND PROPERTY AUCTIONEERS
01489 564606
Property Contact
Rob Marchant/Mike Marchant



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96

Guide: £275-300,000
* Plus Fees

A SUBSTANTIAL ATTACHED PROPERTY WITH POTENTIAL

Blackheath Lodge, 27 Blackheath, Colchester, Essex, CO2 0AE

■ A substantial attached dwelling arranged over two levels situated on Blackheath (B1025), a continuation of Mersea Road to the south of Colchester City Centre. There are local shops nearby as well as bus routes, with further High Street shopping, bars, restaurants and recreational facilities in Colchester City Centre. Furthermore, there are rail links at Colchester Town railway station and Colchester North to London (Liverpool Street).

This established building is in need of modernisation and improvement throughout and has an annexe to the side. The building may lend itself to sub-division or re-development, subject to all necessary consents being obtainable.



■ Main Building ■ Ground Floor

Entrance vestibule, reception hallway, four rooms, plus bathroom, side entrance vestibule and store room (with damaged roof).

■ First Floor

Landing, four rooms, plus bathroom with separate W.C.

■ The Annexe ■ Ground Floor

Entrance hall, kitchen leading to split-level living room with patio doors to garden, half-landing and bathroom.

■ First Floor

Bedroom with door opening to storage area.



■ Outside

To the front of the property there is a block paved area to provide parking, with a garden to the side and rear, with a ground floor storage unit below part of the annex building.

■ Site Measurements

The total site extends to approximately 0.07 hectares (0.16 acres).

■ Local Planning Authority

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

■ Council Tax Band - Deleted

■ Freehold with Vacant Possession



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Joint Auctioneers



BOYDENS

57-59 Crouch Street, Colchester

01206 773310

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Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

97

Guide: £240-260,000
* Plus Fees

PUBLIC HOUSE WITH PLANNING FOR RE-DEVELOPMENT

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

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

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

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

■ Proposed Accommodation

■ Ground Floor - Micro-Pub

Pub space, stock room/W.C.

■ Flats 1 to 8

Bicycle store, bin store and store.

■ First Floor

■ Flat 1

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

■ Flat 2

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

■ Flat 3

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

■ Flat 4

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



Proposed South Elevation

■ Second Floor

■ Flat 5

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

■ Flat 6

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

■ Flat 7

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

■ Flat 8

Entrance hall, living room/ kitchen and bedroom.

■ Third Floor

Bedroom and bathroom with W.C.

■ Outside

Community space and parking.

■ Viewing

External only.



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■ Planning

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

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

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

98

**Guide: £350,000 Plus
* Plus Fees**

■ From Bay Hill, a series of steps lead down to this detached three-bedroom cottage, which has sea views over the treetops. The property is let on an Assured Shorthold Tenancy and has mains gas heating via radiators.



Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

FREEHOLD DETACHED THREE-BEDROOM HOUSE WITH SEA VIEWS

Steps Cottage, Bay Hill, St. Margarets Bay, Dover, Kent, CT15 6DU

On instructions of the Trustees

Currently let at £7,800 per annum



■ Ground Floor

Entrance hall, kitchen/dining room, living room with access to lean to sun room, cloakroom/W.C. and store room housing boiler.

■ First Floor

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

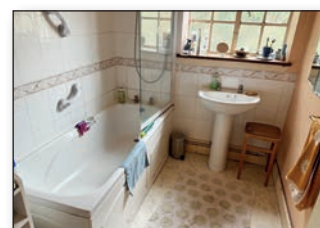
■ Outside

Gardens to front, side and rear. There is also a store room.

■ Tenancy

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

■ Council Tax Band G



99

Guide: £105,000 Plus
* Plus Fees

MAISONETTE FOR REFURBISHMENT

19 Exton Close, Chatham, Kent, ME5 8QN

■ A two-bedroom maisonette located in an established residential area of Lordwood close to St Benedicts Primary School and the leisure centre and within easy reach of the M2 motorway. The property requires some refurbishment and, once enhanced, will be ideal for owner occupation or investment.

■ **Ground Floor**
Entrance.

■ **First Floor**
Two bedrooms, living room, kitchen and bathroom/W.C.

■ **Council Tax Band B**

■ **Outside**
Garage en bloc.

■ **Tenure**
Remainder of a 99-year lease from 1st January 1971.

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



■ **Leasehold with Vacant Possession**

100

Guide: £25-30,000
* Plus Fees

FREEHOLD LAND WITH POTENTIAL

Land East Side Of 9 Woodvale Road,
Cowes, Isle Of Wight, PO31 8EH

■ Approximately rectangular, this 0.03 hectares (0.67 acres) parcel of land is situated to the rear of the bungalows fronting Woodvale Road, a short distance from the centre of Cowes. The land can be accessed via Cow Lane which runs to the rear of Woodvale Road. The site is overgrown and is considered to have scope and potential for a number of future uses, subject to all necessary consents being obtainable.



■ **Local Planning Authority**

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

■ **Viewing**

Directly on site during daylight hours.



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Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

Joint Auctioneers

BCM

Merstone Lane,
Newport

01983

828805

101

Guide: £575-600,000
* Plus Fees

IMPRESSIVE SIX-BEDROOM DETACHED HOUSE FOR IMPROVEMENT OR DEVELOPMENT

Cyprus House, Victoria Avenue, Shanklin, Isle Of Wight, PO37 6LS

■ This detached property sits at the end of a driveway accessed off Victoria Avenue in the popular town of Shanklin on the Isle of Wight, close to local schools, businesses and a short drive from Shanklin's sandy beaches with excellent road network access to the rest of the Island.

The property sits on a plot of 0.24 hectares (0.59 acres) and offers a flexible mixture of accommodation over four floors, including six bedrooms. Four of the bedrooms have en-suite facilities and there is access to an attractive terrace from the bedrooms and many reception rooms overlooking the impressive garden. On the lower level there is a games room, further storage rooms, an additional shower room and a play room which has the foundations already dug for the installation of a swimming pool under the timber floor which has access to the patio and gardens.

There is ample parking on the driveway at the front with vehicular access available directly into the garden.

The property requires a significant programme of refurbishment but is worthy of such a scheme, after which it could be a splendid family home or weekend retreat. Alternative uses such as guest house accommodation, holiday home let, rental investment or perhaps site re-development to offer multiple dwellings may be possible, subject to all necessary consents being obtainable.



■ Ground Floor

Play room, games room, shower room, storage rooms and outside storage under the arches.

■ Mezzanine Level

Storage room.

■ First Floor

Kitchen, utility room, dining room and two reception rooms.

■ Second Floor

Entrance hall when accessed from the front drive, bedroom/office, W.C.

■ Third Floor

Four bedrooms with en-suite facilities and fifth single bedroom.

■ Outside

Driveway to front with parking and garden to rear with South facing veranda running the length of the house with steps leading directly to the garden. Jacuzzi room with 6-8 person jacuzzi.

■ Local Planning Authority

Isle of Wight Council.

Tel: 01983 823552. Website: iow.gov.uk.

■ Council Tax Band F

■ Freehold with Vacant Possession



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01489 564606

Property Contact
Joe Rocks/Mike Marchant

102

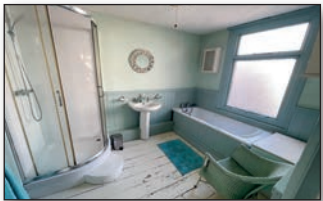
Guide: £280-300,000
* Plus Fees

FOUR-BEDROOM HOUSE FOR IMPROVEMENT AND MODERNISATION

15 Seabrook Road, Hythe, Kent, CT21 5NB

■ Situated on the eastern side of Hythe, within a short distance of Hythe High Street with its variety of shops, cafes, banks and other facilities. The Waitrose store is also within close proximity as is the Royal Military Canal.

15 Seabrook Road is a four-bedroom semi-detached house which has a gas heating system via radiators, some double glazed windows and is now in need of improvement and modernisation. We understand the gable end wall is in need of some repair.



■ Ground Floor

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

■ First Floor

Landing, two bedrooms, bathroom with bath and shower cubicle and separate W.C.

■ Second Floor

Landing, two attic bedrooms.

■ Outside

Front and rear gardens. Garage to rear.

■ Council Tax Band D

■ Freehold with Vacant Possession

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LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

103

Guide: £50,000 Plus
* Plus Fees

FREEHOLD GROUND RENTS

Stevenson Court, 11-13 Robert Louis Stevenson Avenue,
Bournemouth, BH4 8ED

■ Located in an attractive residential area of Westbourne, this attractive purpose-built block contains nine flats, five of which being Flats 2, 3, 6, 7 and 8 remain on their original lease term of 99-years from 1st March 1990. The remaining four have been extended with Flats 4 and 9 on terms of 122-years from March 1990 and Flats 1 and 5 on 189-year terms from the same date.

There is a long lease in place, which facilitates the management of the building but we understand that the freeholder is the beneficiary of any lease extensions.

■ Tenancy

Further details including copies of all the relevant leases will be available as part of the legal documents.

■ Viewing

External only.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Mike Marchant/Rob Marchant



104

Guide: £350,000 Plus
* Plus Fees

**PERIOD
HOUSE FOR
IMPROVEMENT
WITH
POTENTIAL**

**182 Barley Lane, Goodmayes,
Ilford, Essex, IG3 8XR**

■ This semi-detached house is situated in a very popular and convenient residential area, within easy reach of local shopping in the High Street, Goodmayes, Goodmayes railway station (TfL Elizabeth Line services), access to the A12 into London and opposite King George Hospital.

Although in need of some light refurbishment the property has double glazed windows and there is a gas heating system via radiators. It is considered that there is potential to add value by extending to the rear, into the roof space or by reconfiguring the accommodation, subject to all necessary consents being obtainable.



■ **Ground Floor**

Living room, kitchen.

■ **First Floor**

Two bedrooms, bathroom with W.C.

■ **Outside**

Front off-street parking for two vehicles, rear garden.

■ **Local Planning Authority**

Redbridge Council.
Tel: 020 8554 5000.
Website: redbridge.gov.uk.

■ **Council Tax Band C**

■ **Freehold with Vacant Possession**

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Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Russell Hawkes

Joint Auctioneers

BELVOIR!

8 Victoria Street, Rochester
01634 403125

105

Guide: £17,000 Plus
* Plus Fees

**THREE VACANT
FREEHOLD
GARAGES**

**Garages, 3Q Pilgrims Way,
Andover, Hampshire, SP10 5HY**

■ Three brick-built garages in a larger block, with up-and-over doors, located to the front of 268 Pilgrims Way. The garages are likely to be of interest to individuals 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.

■ **Viewing**

On site during daylight hours.

■ **Freehold with Vacant Possession**

■ **Local Planning Authority**

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

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith

106

Guide: £240-260,000
* Plus Fees

DETACHED BUNGALOW FOR IMPROVEMENT

32 Ivanhoe Road,
Herne Bay, Kent, CT6 6EG

■ A two-bedroom detached bungalow on the outskirts of Herne Bay's town centre with all its amenities and with good access to the A299 Thanet Way. The property was most recently let but is now in need of some improvement although it does have gas central heating and double glazed windows.

There may be potential to convert the loft space to add an additional bedroom or extend to make use of the large plot, subject to all necessary consents being obtainable.



■ Accommodation

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

■ Outside

Front garden, driveway and garage with garden to the rear.

■ Council Tax Band D

■ Freehold with Vacant Possession

■ Local Planning Authority

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

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01622 608400

Property Contact
Jon Rimmer

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LOTS TO TALK ABOUT



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

107

Guide: £350-360,000
* Plus Fees

PERIOD PROPERTY FOR IMPROVEMENT

Marley House, Headcorn Road, Smarden, Ashford, Kent, TN27 8PJ

■ A period end-terrace property with a wealth of features including inglenook fireplace in the living room. The house is now in need of improvement/re-decoration and has a Calor Gas heating system via radiators.

■ Ground Floor

Entrance hall, living room with inglenook fireplace, kitchen and dining room.

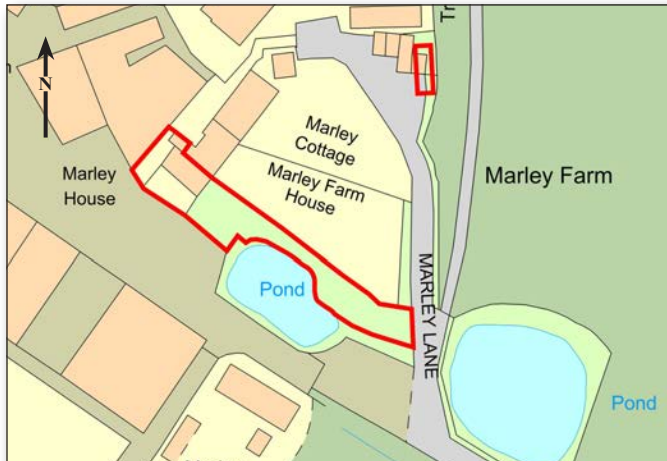
■ First Floor

Landing, shower room with W.C, bedroom one with walk-in dressing room and bedroom two with stairs leading to two interconnecting attic rooms, (each room with a window).

■ Outside

Gardens to front, side and rear. The is also a garage.

■ Council Tax Band D



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■ Auctioneer's Note

The property lies adjacent to Marley Farm Industrial Estate.

■ **Freehold with Vacant possession**

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01622 608400

Property Contact
Kevin Gilbert



Entries Continually Invited



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Guide: £400,000 Plus
* Plus Fees

SUBSTANTIAL TOWN CENTRE INVESTMENT WITH CONSENT FOR FIVE ADDITIONAL FLATS

20 & 21 High Street and 22 Anglesea Street,
Ryde, Isle Of Wight, PO33 2HW

■ Situated in a prime location fronting Ryde's popular pedestrianised High Street, the lot comprises three commercial premises which are let to WH Smith (who have been in situ since the 2000) and two smaller local companies and producing a very worthwhile rental return overall.

Additionally, Planning Consent has been obtained for residential conversion of the substantial upper parts.

■ Tenancies ■ 20 High Street

Let under the terms of a FRI commercial lease to WH Smith Retail Holdings Ltd for a term of five years from 24th August 2021 at a current rental of £25,400 plus VAT per annum.

■ 21 High Street

Let under the terms of a FRI commercial lease to Crepe Lovers Ltd for a term of ten years from 30th July 2021 at a current rental of £13,000 plus VAT per annum.

The lease is subject to upwards only rent reviews every third year of the term with the tenants' only break option at the fifth year.

■ 22 Anglesea Street

Let under the terms of a FRI commercial lease to Good As Gold Beauty for a term of five years from 1st August 2023 at a current rental of £4,750 plus VAT per annum, with an upwards

only rent review at the third anniversary.

■ Tenure

The property is held under the terms of a 999-year lease from 10th September 2000, at a current ground rental of £5 per annum. The lease contains an option to purchase the freehold for £1.00 at any time after the 50th anniversary.

■ Planning

Planning Permission has been granted by Isle of Wight Council under ref: 21/02244/FUL, dated 5th January 2024, for proposed conversion of part of ground floor and first and second floors to five flats, to include first and second floor extension, alterations to building fenestration and shop front, and relocation of existing air conditioning units (revised plans) (revised description) (revised site address) (re advertised application), subject to conditions.

Currently let at £43,150 per annum

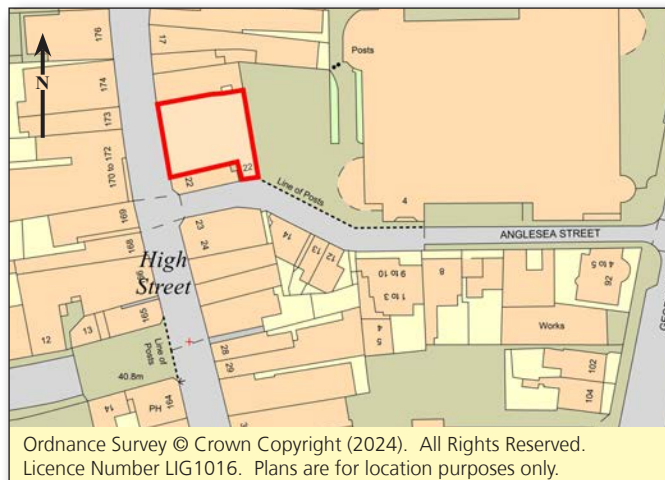


A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website: iow.gov.uk. Tel: 01983 823552.

■ Auctioneer's Note

The parts of the building required for the residential conversion are included in the demise of the commercial leases, but represent an attractive development opportunity, should these areas become available by negotiation or vacant possession.

Development could be implemented as a whole or in three distinct stages as and when possession is gained for each of the relevant parts.



Joint Auctioneers

SCOTCHER & CO
COMMERCIAL

Carisbrooke Road, Newport
01983 822288

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Mike Marchant

109

Guide: £350,000 Plus
* Plus Fees

DETACHED BUNGALOW ON GOOD SIZE PLOT WITH DEVELOPMENT POTENTIAL

128 Chaffes Lane, Upchurch, Sittingbourne, Kent, ME9 7BD

■ A detached bungalow situated on a good size corner plot in the popular village of Upchurch with good access to the A2.

The bungalow, which sits on an overgrown site, is in need of total refurbishment and may have potential for extension or a loft conversion, subject to all necessary consents being obtainable.

There may also be potential for further development either to the side or rear of the existing dwelling, subject to all necessary consents being obtainable.

■ Accommodation

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



Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



■ Outside

Gardens to front, side and rear. Off-road parking and detached garage.

■ Council Tax Band E

■ Local Planning Authority

Swale Borough Council.

Tel: 01795 417850.

Website: swale.gov.uk.

■ Freehold with Vacant Possession



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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/

110

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

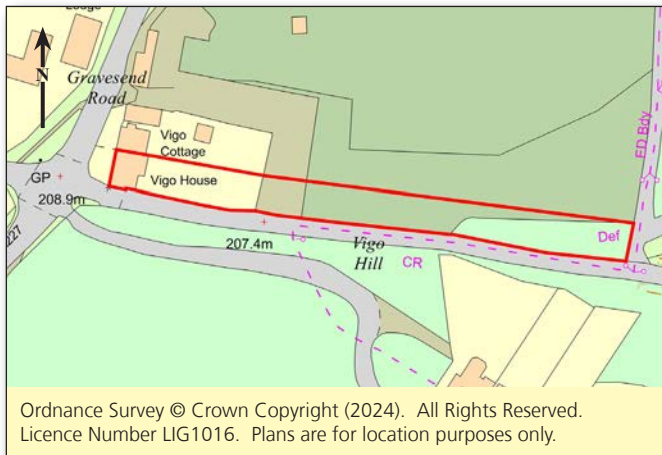
Room.

■ 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/)



■ 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.

■ 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

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.

111

Guide: £215-220,000
* Plus Fees

LAND AND GARAGES

Garages 1-24 Rear Of Crane Court, Epsom, Surrey, KT19 9QD

■ A freehold site containing 24 lock-up garages, together with the access driveway from Hogsmill Way.

This is one of four adjoining properties (three adjacent houses and this compound of lock-up garages) which are to be offered as separate Lots through the auction.

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
John Stockey/Chris Milne



■ Viewing

Interested parties may view directly on site.

■ Freehold with Vacant Possession



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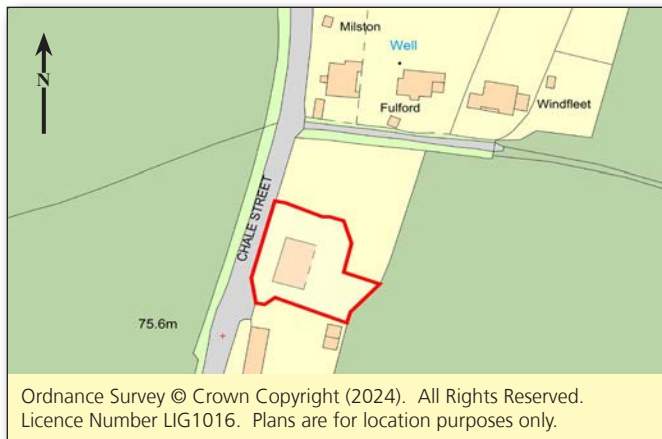
Guide: £75,000 Plus
* Plus Fees

AGRICULTURAL BARN WITH POTENTIAL AND SEA VIEWS

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

■ Situated on a plot of 0.08 hectares (0.20 acres) this substantial agricultural barn is situated a short distance from the settlement of Chale towards the southern coastline of the Isle of Wight. There is an attractive view from the site over open countryside and the English Channel beyond.

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



■ Local Planning Authority

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

■ Viewing

Directly on site at any reasonable time.

■ Freehold with Vacant Possession

Joint Auctioneers



Merstone Lane,
Merstone,
Newport

01983
828805

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

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Guide: £240-250,000
* Plus Fees

COMMERCIAL PROPERTY WITH PLANNING FOR RESIDENTIAL CONVERSION

35 High Street, Sevenoaks, Kent, TN13 1JD

■ An attractive period property located in the heart of Sevenoaks close to various shops, supermarkets, schools and other amenities. It is also a short distance from Sevenoaks railway station.

■ Existing Accommodation

■ Ground Floor

Office.

■ Lower Ground Floor

Store, kitchen and W.C.

■ First Floor

Two offices.

■ Second Floor

Office.

■ Proposed Accommodation

■ Ground Floor

Living room and dining room.

■ Lower Ground Floor

Utility room, kitchen and W.C.

■ First Floor

Bedroom and bathroom/W.C.

■ Second Floor

Bedroom.

■ Planning

Planning Permission has been granted by Sevenoaks District Council under ref: 22/03035/FUL, dated 2nd March 2023, for Change of Use from Class E Office to Class C3 Residential.

Listed Building Consent for Change of Use has been granted under reference: 22/02262/LBCALT, dated 24th February 2023.

A copy of the Planning Consent and Listed Building Consent, together with any accompanying documents will be available to download from the Clive Emson website.



■ Freehold
with Vacant
Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/Isla Wild

JAMES

auctioneers

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114

Guide: £300,000 Plus
* Plus Fees

THREE-QUARTER ACRE FORMER COUNCIL DEPOT SITE WITH PLANNING FOR FIVE HOUSES

Works Depot, Victoria Crescent, Ryde, Isle Of Wight, PO33 1DG

■ Situated in a residential area a short distance from the centre of Ryde, this former Council Works Depot occupies a plot of 0.31 hectares (0.76 acres).

The site enjoys a vehicular access from Victoria Crescent with a narrower access point at the southern end of the site onto Little Preston Road. The land is offered with the benefit of Planning Consent for the construction of five new dwellings, although prospective purchasers may wish to consider alternative schemes, subject to all necessary consents being obtainable.

■ Auctioneer's Note

The site is sold subject to the terms of an Overage Deed dated 29th April 2016 for a term of 20 years in favour of the Isle of Wight Council, should more than one new dwelling be constructed. A copy of the Deed of Overage will be available to download from the Clive Emson website.



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■ Planning

Planning Permission has been granted by Isle of Wight Council under ref: 22/01030/FUL, dated 6th November 2023, for demolition of existing depot buildings, construction of 5 no. new dwellings, subject to conditions.

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

■ Freehold with Vacant Possession

Joint Auctioneers

SCOTCHER & CO
COMMERCIAL

26 Carisbrooke Road, Newport
01983 822288

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

115

Guide: £650-700,000
* Plus Fees

CHARACTER COTTAGE SITUATED ON LARGE PLOT WITHIN DESIRABLE WATERSIDE VILLAGE

Yonder Cottage, Lerryn, Lostwithiel, Cornwall, PL22 0QQ

On the instructions of the Executors

■ A rare opportunity to acquire this substantial detached cottage situated in the village of Lerryn. Offered to the market for the first time in over sixty years, it is believed the cottage was originally constructed as at least two dwellings. Currently providing flexible accommodation over two floors with two front access points and two internal staircases, a programme of renovation is now required.

Interested applicants may wish to consider sub-division of the existing cottage or further development within the substantial garden to create an additional dwelling or off-road car parking area. Any future works in this regard would be subject to all necessary consents being obtainable.

Lerryn is a picturesque and highly sought after village nestled on the banks of the River Lerryn. Local amenities include the village store and post office, The Ship Inn Public House and Lerryn Primary School. Nearby settlements include the historic town of Lostwithiel and the popular harbourside town of Fowey.



Garden with view of River Lerryn

■ Ground Floor

Two separate access points to the front. Entrance hall, living room, kitchen/breakfast room, wet room with W.C., hallway, store room and cloakroom with W.C.

■ First Floor

Two separate stairways leading from ground floor to first floor accommodation. There is a landing and five rooms at first floor level.

■ Outside

Substantial garden space laid mainly to grass with greenhouse, stone outbuilding and having some mature trees. The garden has views across the River Lerryn and there is gated access to the road.

■ Council Tax Band D

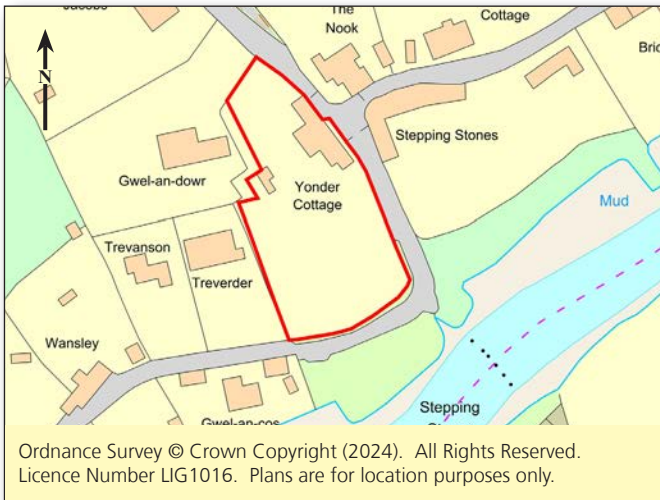
■ Site Measurements

The site extends to approximately 0.2 hectares (0.49 acres).

LOT 115 CONTINUED



View across River Lerryn with property in the distance



Local Planning Authority

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

Directions

The Lot can be located via the What3Words app using ref: [///tiles.commented.refrained](https://www.what3words.com/#!/tiles/commented.refrained)

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

116

Guide: £25,000 Plus
* Plus Fees

FREEHOLD PARCEL OF LAND

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

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

Site Measurements

The site extends to 0.02 hectares (0.05 acres).

Viewing

Interested applicants may view externally. The land can be located using the What3Words app: [///shows.heat.stole](https://www.what3words.com/#!/shows.heat.stole)

Auctioneer's Note

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

Local Planning Authority

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

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne



Freehold with Vacant Possession

117

Guide: £600,000 Plus
* Plus Fees

FREEHOLD BLOCK OF SEVEN FLATS CLOSE TO RAILWAY STATION

Flats 1-7, 12 Ordnance Terrace, Chatham, Kent, ME4 6PT

■ A freehold part original/extended block of seven flats located on a corner position opposite Chatham's mainline railway station. This historic building underwent a full refurbishment and modernisation in the 1990s to create seven self-contained dwellings and is found in fair order with all flats having their own separate meters.

All the flats are tenanted and it is understood there may be potential to increase the rental income. The building is located at the end of an attractive terrace with Chatham's mainline railway station providing direct links to London and close by is Chatham's town centre providing local amenities.



■ Lower Ground Floor

■ Flat 1

Private entrance to front, entrance hall, living room, kitchen, bedroom and bathroom with W.C.

■ Outside

Small yard to front.

■ Tenancy

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

■ Ground Floor

■ Flat 2

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

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £575 per calendar month.

■ Flat 3

Private entrance to rear, entrance hall, living room, kitchen, bedroom and bathroom with W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £570 per calendar month.

■ Ground Floor

Side Entrance to flats 4,5,6 and 7.

■ First Floor

■ Flat 4

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

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £575 per calendar month.

■ Flat 5

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

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £550 per calendar month.

Currently let at £46,680 per annum



■ Second Floor

■ Flat 6

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

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £595 per calendar month.

■ Flat 7

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

■ Tenancy

Let under the terms of an

Assured Shorthold Tenancy Agreement at a current rental of £525 per calendar month.

■ Each Flat Council Tax Band A

■ Outside

Communal car park to rear.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

118

Guide: £250,000 Plus
* Plus Fees

CHALET BUNGALOW FOR STRUCTURAL REPAIR

19 The Paddocks, Reculver Road, Herne Bay, Kent, CT6 6QX

■ A three-bedroom detached dwelling located close to the seafront, Reculver Country Park, and good access links to the A299 (Thanet Way).

The property has good size accommodation which is now in need of improvement.

There has been some history of structural movement and, although we understand some remedial works were carried out, there are cracks still evident and interested parties are advised to make their own enquiries in this respect.

■ Ground Floor

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

■ First Floor

Landing, three bedrooms and wetroom with W.C.

■ Outside

Garden to front with driveway and garage. Garden to rear.



■ Council Tax Band E

■ Freehold with Vacant Possession



Joint Auctioneers

WILBEE & SON

107 Mortimer St., Herne Bay
01227 374010

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

Withdrawals & Sales Prior

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

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

119

Guide: £140-150,000
* Plus Fees

TERRACE HOUSE FOR IMPROVEMENT

37 Whitfeld Road,
Ashford, Kent, TN23 7TS

■ A mid-terrace house situated on the southern side of Ashford, a short distance from the Designer Outlet, Ashford International railway station and town centre.

The property, which has some double glazed windows, is now in need of improvement and refurbishment throughout.



■ Ground Floor

Through living room/dining room, kitchen and lobby with doors to conservatory and further door to bathroom/W.C.

■ First Floor

Landing and three bedrooms.

■ Outside

Rear garden.

■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers

GOULD HARRISON

1 Middle Row, Ashford
01233 646411

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400
Property Contact
Kevin Gilbert

120

Guide: £17,000 Plus
* Plus Fees

THREE VACANT FREEHOLD GARAGES

Garages, 3R Pilgrims Way, Andover,
Hampshire, SP10 5HY

■ Three brick-built garages in a larger block with up-and-over doors, located to the rear of 255 and 256 Pilgrims Way. The garages are likely to be of interest to individuals 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

121

Guide: £180-185,000
* Plus Fees

**FREEHOLD
RESIDENTIAL
INVESTMENT**

**79 Radnor Park Road,
Folkestone, Kent, CT19 5BU**

Currently let at £13,800 per annum

■ An end-terrace property situated within close proximity to the town centre, seafront and mainline railway station. The building is arranged as a ground floor courtyard flat and two-bedroom maisonette, each of which has double glazed windows and gas heating system via radiators. Each flat is let under the terms of an Assured Shorthold Tenancy Agreement.



■ **Ground Floor**

Communal entrance, hall with doors to ground floor flat. Separate door to upper maisonette.

■ **Ground Floor Flat**

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

■ **Outside**

Small courtyard area.

■ **Tenancy**

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

■ **Maisonette**

■ **Ground Floor**

Entrance with staircase to first floor.

■ **First Floor**

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

■ **Second Floor**

Landing and two bedrooms.

■ **Tenancy**

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

■ **Viewing**

External only.

■ **Each Flat Council
Tax Band A**

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

122

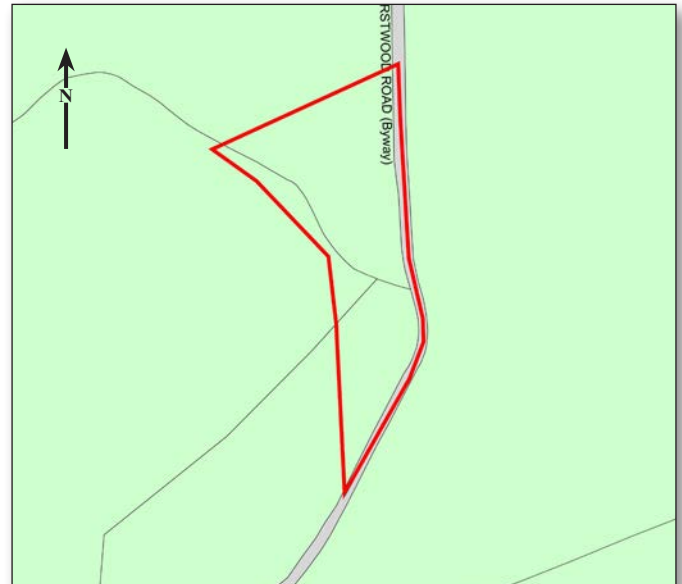
Guide: £10,000 Plus
* Plus Fees

**FREEHOLD PLOT
OF WOODLAND**

**Plot G1 Bredhurst Hurst, Hurstwood Road,
Bredhurst, Gillingham, Kent, ME7 3LA**

On the instructions of the Executors

■ A freehold parcel of woodland extending to approximately 0.28 hectares (0.70 acres).



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Licence Number LIG1016. Plans are for location purposes only.

■ **Viewing**

On site during daylight hours

■ **Directions**

The land can be located using the What3Words app using [///clouding.petrified.schools](https://www.what3words.com/)

■ **Freehold with
Vacant Possession**

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne

Further Information

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



123

Guide: £340,000 Plus
* Plus Fees

FREEHOLD RESIDENTIAL INVESTMENT - FOUR-BEDROOM HOUSE AND TWO STUDIOS

37 Cobden Road, Chatham, Kent, ME4 5HW

Currently let at £32,400 per annum

■ An end-terrace property, which has been in the same family ownership for some time, arranged as a four-bedroom house and two self-contained studio flats. The investment is well located for the Medway Maritime Hospital, fully let and each unit is in a fair order with a private entrance.

The property has planning for a two storey extension to increase the floor space and there may be potential for the main dwelling to be used as a House of Multiple Occupation, subject to all necessary consents being obtainable.

■ 37 Cobden Road

■ Ground Floor

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

■ First Floor

Three bedrooms.

■ Second Floor

Bedroom/loft room.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy at a current rental of £1,400 per calendar month.

■ Council Tax Band B

■ 37A Cobden Road

■ Basement

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

■ Tenancy

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

■ Council Tax Band A

■ 37B Cobden Road

■ Ground Floor

Private access via rear, living room/bedroom, kitchen and shower room with W.C.

■ Tenancy

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

■ Council Tax Band A



■ Planning

Planning permission has been granted by Medway Borough Council under ref: MC/22/2740, dated 10th January 2023, for construction of a two storey extension to rear, 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.

■ Viewing

External only.



Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer



124

Guide: £68-72,000
* 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

Offers

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

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

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

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

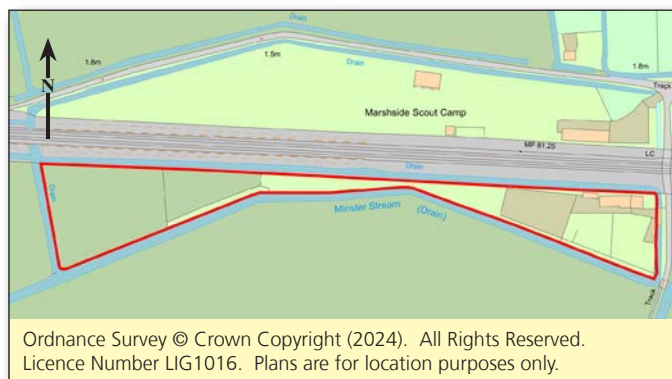
125

Guide: £120,000 Plus
* Plus Fees

EQUESTRIAN SITE WITH FOUR STABLES, HAY BARN, SAND SCHOOL AND DILAPIDATED MOBILE HOME

Land South Of Watchester Lane, Minster, Ramsgate, Kent, CT12 4DA

■ A freehold parcel of land located on the outskirts of Minster, close to its mainline railway station and a short distance from Ramsgate. The site has equestrian use with four stables, a hay barn, tack room, sand school, three paddocks and a dilapidated mobile home. Situated in a rural location, there are uninterrupted views across open farmland with the site being adjoined one side by the railway and the other side by a dyke.



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Licence Number LIG1016. Plans are for location purposes only.

■ Auctioneer's Note

We understand that there are mains water and electric to the site and that the mobile home has been on site for over 20 years.

■ Directions

The postcode will bring you to Watchester Lane. To find the site drive all the way to the end and across the railway tracks. The land can be located via the What3Words

app using the reference:
///stowing.girder.unheated

■ Freehold with Vacant Possession

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

126

Guide: £40,000 Plus
* Plus Fees

HEAD LEASEHOLD INVESTMENT

3 Chaucer Business Park (Oystergate Apartments),
Wraik Hill, Whitstable, Kent, CT5 3FE

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

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

■ Auctioneer's Note

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

■ Viewing

External only.

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

Currently let at £3,325 per annum



127

Guide: £180-200,000
* Plus Fees

THREE-BEDROOM VICTORIAN HOUSE FOR IMPROVEMENT

86 Blenheim Road, Walmer, Deal, Kent, CT14 7HA

■ An attractive end-terrace house, being one of the Demerara Villas and situated in Blenheim Road, a short distance from Deal Castle, the seafront and town centre. Victoria Park is also within close proximity. The property requires total refurbishment and roof overhaul, and once enhanced may be suitable for investment, owner occupation or perhaps re-sale.



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

■ **First Floor**
Landing, three bedrooms (one with staircase to loft).

■ **Outside**
Small front garden and overgrown rear garden.

■ **Council Tax Band B**

■ **Freehold with
Vacant Possession**

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

On the instructions of the Executors



128

Guide: £11,000 Plus
* Plus Fees

PARCEL OF FREEHOLD LAND IN VILLAGE LOCATION

Land Adjacent Hillside Road,
Carharrack, Redruth, Cornwall, TR16 5RZ

■ A parcel of land extending to 0.03 hectares (0.07 acres) situated in the village of Carharrack with a detached shed/store, all of which requires formalisation. The land would make a great garden extension, allotment or possible development, subject to all necessary consents being obtainable.

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

■ **What3Words**
///blinding.lushly.liver

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

■ **Freehold with
Vacant Possession**

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS
01392 366555
Property Contact
Katie Semmenst/Dave Henwood



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129

Guide: £300,000 Plus
* Plus Fees

FREEHOLD BLOCK OF THREE FLATS FOR INVESTMENT

5 High Street, Herne Bay, Kent, CT6 5LJ

Currently let at £22,827 per annum

■ A four storey mid-terrace property arranged as two one-bedroom flats and a two-bedroom maisonette located in Herne Bay's town centre close to its popular seafront and local amenities. The top two flats have access to a balcony with the lower ground floor having private access to the garden to the rear. Each flat would benefit from improvement.



■ Ground Floor

Communal entrance.

■ Ground Floor Flat

Entrance hall, living room, kitchen with access to balcony, bedroom, shower room and separate W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £624 per calendar month.

■ Council Tax Band A

■ First Floor - Maisonette

Entrance hall, large living/dining room, kitchen with access to balcony and W.C.

■ Second Floor

Landing, two bedrooms and bathroom with W.C.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £678.32 per calendar month.

■ Council Tax Band B

■ Basement Flat

Private entrance, entrance hall, living room, kitchen, bedroom, shower room and separate W.C.

■ Outside

Garden to rear.

■ Tenancy

Let under the terms of an Assured Shorthold Tenancy Agreement at a current rental of £600 per calendar month.

■ Council Tax Band A



Maisonette's kitchen



Maisonette living/dining room

Viewing By Arrangement With

WILBEE & SON

Mortimer Street, Herne Bay
01227 374010

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

130

Guide: £75-80,000
* Plus Fees

GARDEN FLAT CLOSE TO TOWN CENTRE

27B Somerset Road,
Ashford, Kent, TN24 8EJ

■ Situated in Somerset Road, opposite The Panorama and a short walk to the main town centre, which has a range of shopping facilities, cafes, banks and other facilities. Ashford College and Ashford International railway station are also within close proximity, with the Ashford designer outlet centre beyond. Located on the ground and lower ground floors of this property, the flat is in need of total refurbishment and improvement.



■ Ground Floor

Communal entrance. Private entrance to 27B, entrance hall, room to front, middle room with arch to kitchen and bathroom/W.C.

■ Lower Ground Floor

Further room.

■ Outside

Garden.

■ Council Tax Band A

■ Leasehold with Vacant Possession

■ Tenure

Remainder of a 99-year lease from 25th December 1998, at a current ground rental of £25 per annum.

Viewing By Arrangement With
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

131

Guide: £90-100,000
* Plus Fees

FREEHOLD COTTAGE FOR IMPROVEMENT

16 Varley Lane,
Liskeard, Cornwall, PL14 4AP

■ An extended mid-terrace cottage situated in the Cornish town of Liskeard and close to the town centre with its range of amenities. The property requires a programme of refurbishment.



■ Ground Floor

Entrance Porch, living room, dining room and kitchen.

■ First Floor

Landing, two bedrooms and bathroom with W.C.

■ Outside

Garden to rear.

■ Council Tax Band A

■ Auctioneer's Note 1

The Auctioneers have been informed by the Seller that Mundic block is present in the rear extension.

■ Auctioneer's Note 2

Although currently occupied, the Auctioneers have been informed by the Seller that the property will be sold with vacant possession on completion.

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

01392 366555

Property Contact
Dave Henwood

132

Guide: £475,000 Plus
* Plus Fees

MIXED USE INVESTMENT TWO SHOPS AND FOUR FLATS

45-47 King Street, Ramsgate, Kent, CT11 8NP

Currently let at £39,927 per annum

■ A freehold double-fronted mid-terrace property located in Ramsgate's town centre, close to local amenities and a short distance from the seafront and Royal Marina.

The building is arranged as two shops and four self-contained flats above. The whole property is fully let.

■ **Commercial**
■ **45 King Street**
■ **Instant Printing**
■ **Ground Floor**

Shop floor to front and work room to rear.

■ **Basement**
■ **Tenancy**

Three rooms and W.C.

Let on a rolling contract at a current rental of £700 per calendar month.

■ **47 King Street**
■ **The Furniture Shop**
■ **Ground Floor**

Shop floor, kitchenette and W.C.

■ **First Floor**
Large store room with high ceiling and two W.C.s.

■ **Tenancy**
Let on a rolling contract at a current rental of £700 per calendar month.

■ **Residential**
■ **Ground Floor**
Separate access to roof terrace.

■ **First Floor**
■ **Flat 1**
Entrance hall, living room/kitchen, bedroom and bathroom with W.C.

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

■ **Flat 2**
Entrance hall, living room/kitchen and bedroom with



en-suite bathroom with W.C.

■ **Tenancy**
Let on an Assured Shorthold Tenancy Agreement at a current rental of £390 per calendar month.

■ **Second Floor**
■ **Flat 3**
Living room/kitchen and bedroom with en-suite bathroom with W.C.

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

■ **Flat 4**
Living room/kitchen, bedroom and bathroom with W.C.

■ **Tenancy**
Let on an Assured Shorthold Tenancy Agreement at a current rental of £392.31 per calendar month.

■ **Council Tax Band**
All flats are Council Tax Band A.

■ **Auctioneer's Note**
There may be potential for an additional flat by converting the first

floor storage area for The Furniture Shop, subject to all necessary consents being obtainable.

■ **Local Planning Authority**
Thanet District Council.
Tel: 01843 577000.
Website: thanet.gov.uk.

■ **Viewing**
External only.

Joint Auctioneers



1 The Links, Herne Bay
01227 499500

Further Information From



01622 608400

Property Contact
Jon Rimmer

133

Guide: £375,000 Plus
* Plus Fees

FREEHOLD RESIDENTIAL INVESTMENT COMPRISING FOUR APARTMENTS

7 Victoria Road, Exmouth, Devon, EX8 1DL

Currently let at £37,500 per annum

■ This recently refurbished, spacious property is arranged as four apartments over three floors.

The Victorian terraced property is situated in an area favoured among residents and holiday makers and within walking distance of the town centre, seafront and railway station.

■ Ground Floor

Entrance into communal hallway and stairs.

■ Flat 1

Entrance hall, open-plan living room/dining room/kitchen, two bedrooms and shower room.

■ Outside

Private garden with access to rear service lane.

■ Tenancy

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

■ First Floor

■ Flat 2

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

■ Tenancy

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

■ Flat 3

Entrance lobby with storage, open-plan living room/dining room/kitchen, bedroom and shower room.

■ Tenancy

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

■ Second Floor

■ Studio 4

Open-plan living room/kitchen/bedroom and en-suite shower room.



■ Tenancy

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

■ Council Tax Bands

All apartments are Band A.

■ Viewing

Strictly by prior confirmed appointment with the Auctioneer's Office. Interested parties are advised not to contact the tenants direct.

Viewing Strictly By Prior
Appointment With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith



Flat 1



Flat 1



Flat 2



Flat 3

134

Guide: £260-280,000
* 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 into two smaller cottages, if desired (indeed the upstairs accommodation is still split into two), or 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.

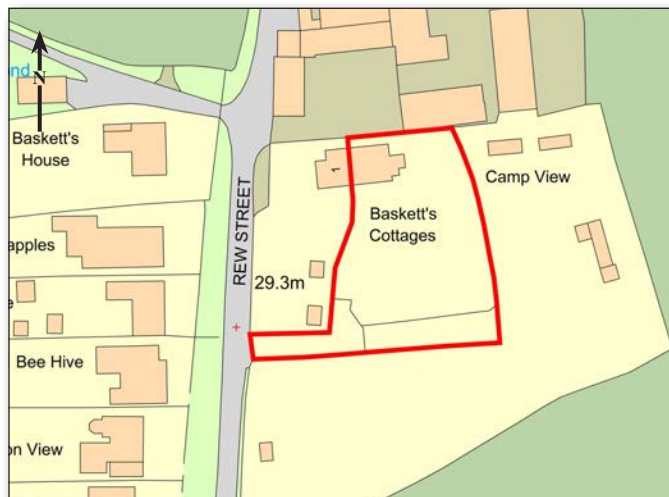


■ Council Tax Band E

■ Site Measurements

The site extends to 0.16 hectares (0.39 acres).

■ Freehold with Vacant Possession



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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

135

Guide: £425,000 Plus
* Plus Fees

TERRACE HOUSE FOR TOTAL REFURBISHMENT

43 Belmont Road, Beckenham, Kent, BR3 4HW

■ An attractive mid-terrace house situated in Belmont Road which lies off Croydon Road which links directly with the main high street and the comprehensive facilities off Beckenham.

The property is in need of total refurbishment, although has some double glazed windows. Once enhanced the property may be suitable for investment, owner occupation or perhaps re-sale.



■ Ground Floor

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

■ First Floor

Landing and three bedrooms.

■ Outside

Gardens to front and rear.

■ Council Tax Band D

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Kevin Gilbert

136

Guide: £25-30,000
* Plus Fees

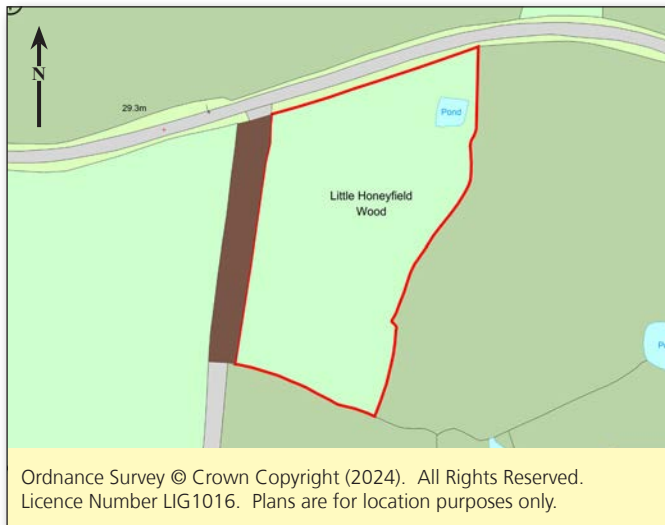
ALMOST THREE ACRES OF WOODLAND

*Little Honeyfield Wood, Bull Lane,
Bethersden, Ashford, Kent, TN26 3HB*

■ A parcel of land extending to 1.8 hectares (2.92 acres) situated on the corner of Bull Lane and the bridleway of Gadsby Lane.

The plot has a right of way for all purposes to pass and re-pass with or without horses, cattle, carts, carriages, motor cars and other vehicles (in common with all other persons having a like right and liberty) over and along the lane known as Gadsby Lane, coloured brown on the location plan. Interested parties are advised to refer to the Office Copy Entries, which will be available to download from the Clive Emson website.

The site has a small pond in the northeast corner and, as can be seen by the photographs, (we understand taken by the Seller a few years ago), shows a variety of tree species and bluebells. The Seller also advises there are a number of oak trees and Christmas trees on site.



General View. Historic photographs provided by Seller

■ 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

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.

137

**Guide: £259,000 Plus
* Plus Fees**

THREE-BEDROOM PENTHOUSE FLAT WITH COASTAL VIEWS

43 Frinton Court, The Esplanade, Frinton-on-Sea, Essex, CO13 9DW

■ A rare opportunity to purchase a penthouse seafront apartment with balcony and panoramic coastal views over Frinton-on-Sea, Frinton Golf Club and surrounding areas.

This 11th floor apartment is situated in Frinton Court which was built circa 1965 in a popular residential location with communal gardens, stair and lift access to all levels and security entry system. It is conveniently placed for shops, cafés and restaurants on Connaught Avenue with a short walk from Frinton railway station connecting to the surrounding areas and London (Liverpool Street).

The apartment has panoramic views from the majority of windows and also has a garage.

■ Ground Floor

Communal entrance with stair and lift access to all levels.

■ Eleventh Floor

Communal landing.

■ Accommodation

Private entrance, hallway, living room with patio doors to access balcony with panoramic views, kitchen, three bedrooms and bathroom with W.C.



■ Outside

Communal gardens, residents parking and garage (No.28).

■ Tenure

Remainder of 99-year lease from 24th June 1989 at current ground rental of £15 per quarter (£60 per annum).

■ Council Tax Band D

■ Leasehold with Vacant Possession

Joint Auctioneers



Connaught Ave, Frinton-on-Sea
01255 879020

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

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.

138

Guide: £300-325,000
* Plus Fees

MIXED-USE PROPERTY IN HIGH STREET LOCATION

27 Oxford Street, Whitstable, Kent, CT5 1DB

Currently let at £13,000 per annum - plus vacant flat

■ An end-terrace mixed use building located in Whitstable's town centre close to both local and nationwide retailers, the sea front and the mainline railway station.

The ground floor is let on a 10-year Commercial Lease as a barber shop with a vacant two bedroom flat above in good order. The property occupies a good location with the residential parts having its own separate access via the rear, and a gas heating system.

■ Ground Floor ■ First Class Barbers

Shop floor, rear room, kitchen and outside W.C.

■ Tenancy

Let under the terms of a 10-year Commercial Lease from 30th August 2019 at a current rental of £13,000 per annum. We understand there is a break clause which was not exercised in 2022 and a rent review in August 2024.

■ 27A Oxford Street ■ First Floor Flat

Accessed via the rear.

■ First Floor

Landing, living room with bay window, kitchen, two bedrooms and bathroom with W.C.

■ Outside

Garden to rear.



■ Tenancy
Vacant.

■ Council Tax Band A

■ Freehold with Part
Vacant Possession

Viewing By Arrangement With



1 The Links, Herne Bay
01227 499500

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Jon Rimmer

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.

139

Guide: £230,000 Plus
* Plus Fees

DETACHED COMMERCIAL BUILDING WITH SEA VIEWS

Old Quarry Office, Fore Street, Newlyn, Penzance, Cornwall, TR18 5JT

■ An exciting opportunity to acquire this detached commercial building requiring updating throughout nestled in a tucked away elevated location enjoying good sized grounds with fantastic views over Mount's Bay.

The property is located in between the sought after areas of Newlyn and Mousehole both renowned for their picturesque harbours along with enjoying a range of local amenities, eateries and tourist attractions. The Old Quarry Office, formerly being the office to Penlee Quarry, is considered to offer long-term future potential, subject to all necessary consents being obtainable.



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■ Ground Floor

Comprising eight rooms with the bathroom being accessed externally from the ground floor to the rear of the building.

■ First Floor

Large open plan room with door to flat roof area.

■ Site Measurements

The total site area extends to approximately 0.09 hectares (0.23 acres).

■ Freehold with Vacant Possession

■ Directions

The property can be located via the What3Words app using [///undertone.broker.jazz](https://www.what3words.com/undertone.broker.jazz)

■ Local Planning Authority

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

■ Auctioneer's Note

Interested applicants are advised to view the legal documents regarding restrictions.

Viewing By Arrangement With



6 The Greenmarket, Penzance
01736 360203

Further Information From



01392 366555

Property Contact

Katie Semmens/Dave Henwood

140

Guide: £8-10,000
* Plus Fees

LAND AND FREEHOLD GROUND RENT INVESTMENT

19/22 Sir Charles Irving Close, Cheltenham, Gloucestershire, GL50 2DS

■ A purpose-built modern block of four flats and associated parking. Each flat has been sold on a long leasehold interest of 250 years from 1st January 2006. The current ground rent payable is £100 per annum per flat. The leases provide for the freeholder to arrange for maintenance, management and insurance of the building, recovering the costs from the leaseholders by way of a service charge.

The freehold ground rents and land are situated on the right hand side of Sir Charles Irving Close, just after the entrance to St James' Primary School. The land is bordered by Hatherley Brook along its northern edge.



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Currently let at £400 per annum



■ 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

■ Site Measurements

0.24 hectares (0.6 acres).

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS

01245 205778

Property Contact
Paul Bridgeman

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.

141

Guide: £95,000 Plus
* Plus Fees

SEMI-DETACHED HOUSE WITH GARDENS AND PARKING FOR UPDATING

1 Glenview, Lanner Green, Lanner, Redruth, Cornwall, TR16 6DH

■ Situated in a tucked away location is this semi-detached three-bedroom house for complete renovation. The property sits on decent sized grounds with ample parking and a detached garage. The property is situated in the village of Lanner with its range of amenities close by and would make a lovely home post-works/re-build, or resale project, subject to all necessary consents being obtainable.

■ Ground Floor

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

■ First Floor

Three bedrooms, shower room and separate W.C.

■ Outside

The property enjoys a good level of privacy with a detached garage and parking plus enclosed front and side garden, all of which requires formalisation.

■ Council Tax Band C

■ Auctioneer's Note

We have been informed by the sellers that the property is of non-standard construction. Please refer to the Clive Emson website for further information within the legal documents.

■ Directions

The property can be located using the What3Words app: [///thickened.nurture.goods](https://www.what3words.com/#!/en-gb////thickened.nurture.goods)



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■ Local Planning Authority

Cornwall Council.
Tel: 0300 123415.
Website: cornwall.gov.uk.

■ Freehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Katie Semmens/Dave Henwood

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.

142

Guide: £150-160,000
* 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. It now 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.

■ Outside

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



■ Council Tax Band B

■ Freehold with Vacant Possession

Joint Auctioneers

house & son
Estd. 1939

Wimborne Road, Bournemouth
01202 244844

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01489 564606

Property Contact
Rob Marchant/Joe Rocks

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NACFB
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143

Guide: £200,000 Plus
* Plus Fees

LAND AND BARNES WITH PRIOR PLANNING APPROVAL GRANTED

*Barn & Land Opposite Hembury Close,
Broadhembury, Honiton, Devon, EX14 3LE*

■ A freehold parcel of land with two agricultural barns and woodland. The plot is in a semi-rural location on the outskirts of Honiton with road links to the A303.

■ Site Measurements

The land extends to 0.45 hectares (1.34 acres).

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01392 366555

Property Contact
Audrey Smith



■ Directions

The land can be located via the What3Words app using [///condiment.boast.twitchy](https://www.what3words.com/condiment.boast.twitchy)

■ Viewing

Interested parties may view directly on site during daylight hours.



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CGI Image of plan submitted as part of
prior Planning Application

■ Planning

Prior Planning Permission has been granted by East Devon District Council under ref: 23/2341/PDR, dated 4th January 2024, for change of use from agriculture to a flexible commercial use, specifically a Class C1 (guesthouse) use, subject to conditions.

A copy of the Planning Consent and accompanying documents may be downloaded from the Local Planning Authority website, eastdevon.gov.uk. Tel: 01395 516551.

■ 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.

144

Guide: £140-150,000
* Plus Fees

TWO-BEDROOM UPPER MAISONETTE FOR IMPROVEMENT WITH GARAGE AND GARDEN

97 Woolwich Road, Bexleyheath, Kent, DA7 4LP

■ A vacant upper maisonette situated in a popular residential location to the north of Bexleyheath town centre and vehicular access to the A2. There are public transportation links nearby including bus routes and Barnehurst railway station.

The property requires modernisation and improvement throughout but does have some double glazed windows, a section of garden to the rear and a garage in a block nearby. Furthermore, there are views over the playing fields to the front of the property, towards Canary Wharf.

■ Ground Floor

Entrance reception hallway with stairs to first floor landing.

■ First Floor

Inner hallway with storage and airing cupboards and access to loft, living room, kitchen, two bedrooms and bathroom.

■ Outside

There is a section of garden to the rear for sole use by the occupiers of the maisonette. Furthermore, there is a garage en bloc to the right of Stonefield Close.

■ Council Tax Band C

■ Auctioneer's Note

We have been advised by the seller that the property is

being sold as seen with all furniture and possessions left in place. Further information will be available in the legal pack which can be downloaded from the Clive Emson website.

■ Tenure

Remainder of a 99-year lease from 25th March 1965 with a ground rent payable of £22 per annum.

■ Leasehold with Vacant Possession

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Paul Bridgeman



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.

essential
information group



Zoopa.co.uk



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.

145

Guide: £160-165,000
* 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

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LAND AND PROPERTY AUCTIONEERS

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146

Guide: £290,000 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

■ Freehold with Vacant Possession

■ Directions

The house can be located using the What3Words app: ref ///broom.stale.beans

Viewing By Arrangement With

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Chris Milne/Isla Wild

147

Guide: £8,000-10,000
* Plus Fees

FREEHOLD GROUND RENTS

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

Currently let at £1,250 per annum

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



■ Auctioneer's Note

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

Further Information From

Clive Emson
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes

148

**Guide: £120,000 Plus
* Plus Fees**

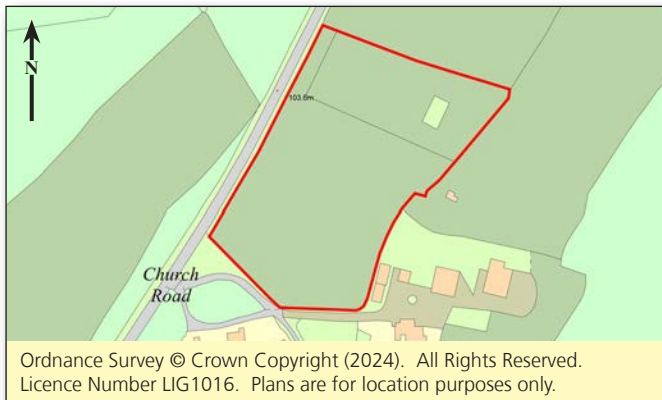
3.14 ACRES OF FREEHOLD LAND

*Land East Of Church Road, Flimwell,
Wadhurst, East Sussex, TN5 7PX*

■ This freehold parcel of land extending to approximately 1.27 hectares (3.14 acres) is located on Kilndown Road on the South East Side Of Church Road, Kilndown, Cranbrook. The land is accessible from two gated access points from Kilndown Road and is contained by stock fencing.

■ Planning

Tunbridge Wells Borough Council. Tel: 01892 526121.
Website: tunbridgewells.gov.uk.




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Licence Number LIG1016. Plans are for location purposes only.

■ Directions

Accessed from Kilndown Road, this plot of land is located just off the A21 a short distance from Tunbridge Wells, Bewl Water and Bedgebury. It can be located via the What3Words app ref: ///curtains.boxer.skyrocket

■ Freehold with Vacant Possession

Further Information From
Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01273 504232

Property Contact
Jade Flood

■ Viewing

On site during daylight hours.

149

**Guide: £25,000 Plus
* Plus Fees**

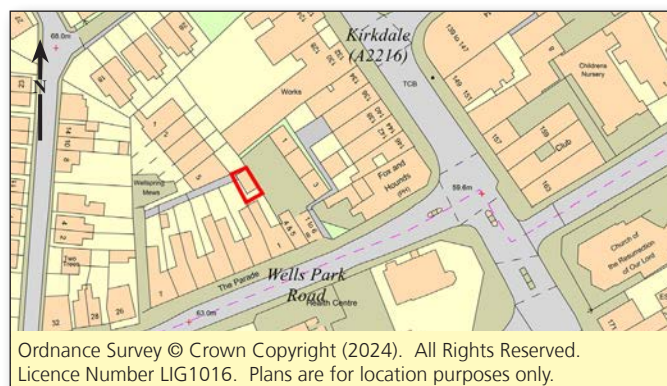
STAND-ALONE STORAGE BUILDING WITH POTENTIAL

Land 1 The Parade, Wells Park Road, Sydenham, London, SE26 6JD

■ A single storey brick-built storage building located behind a terrace of former shops that were converted into residential properties. The terrace is situated towards the end of Wells Park Road at its junction with Kirkdale, just north of Sydenham railway station (providing Overground and Southern rail services). The building may have a variety of uses, subject to all the necessary consents being obtainable.

■ Local Planning Authority

Lewisham Council. lewisham.gov.uk. Tel: 020 8314 7400.



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■ Auctioneers' Note

The Auctioneers have been unable to internally inspect the premises. We are unaware if services are connected. Interested applicants should refer to the legal pack, which is available to download from the Clive Emson website.

Viewing Strictly By Prior
Appointment With

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

01622 608400

Property Contact
Russell Hawkes

■ Freehold with Vacant Possession

150

Guide: £180,000 Plus
* Plus Fees

SITE WITH PERMISSION FOR THREE, 3-BEDROOM 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 19th April 2023 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 Accommodation

Each unit to comprise:

■ Lower Ground Floor

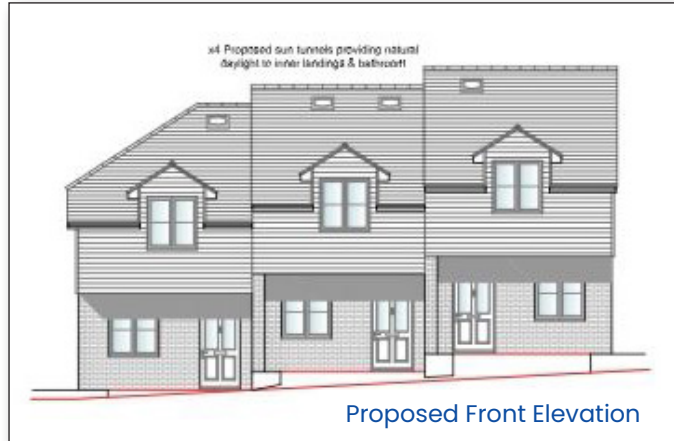
Dining room/sitting room, kitchen and utility room.

■ Ground Floor

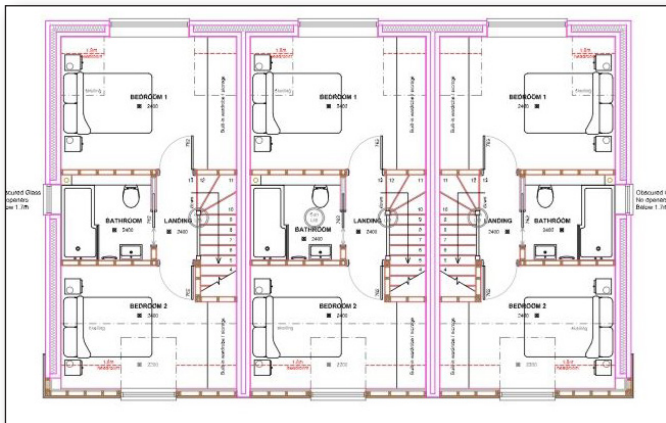
Entrance hall, study/bedroom three, living room and W.C.

■ First Floor

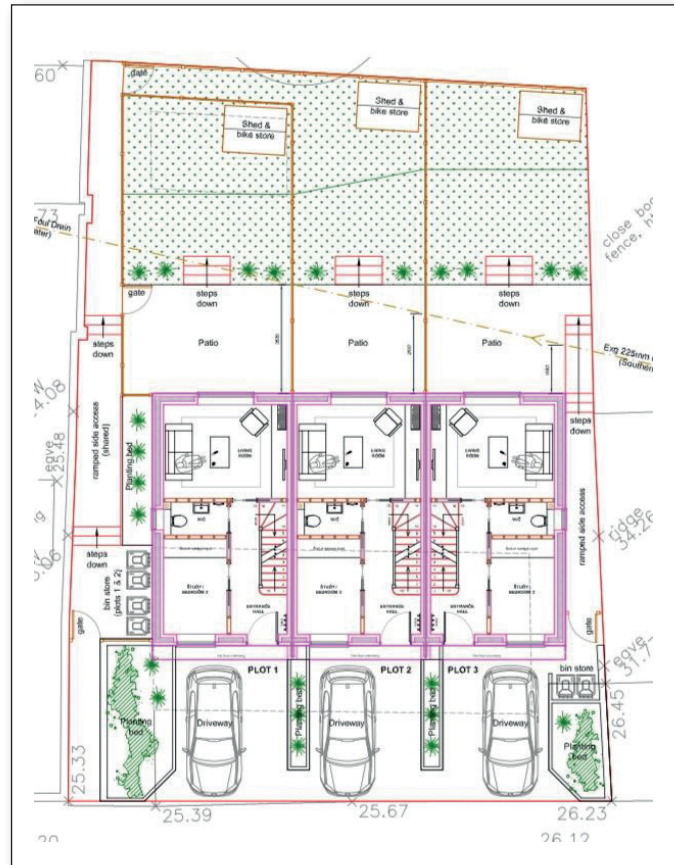
Two bedrooms and a bathroom with W.C.



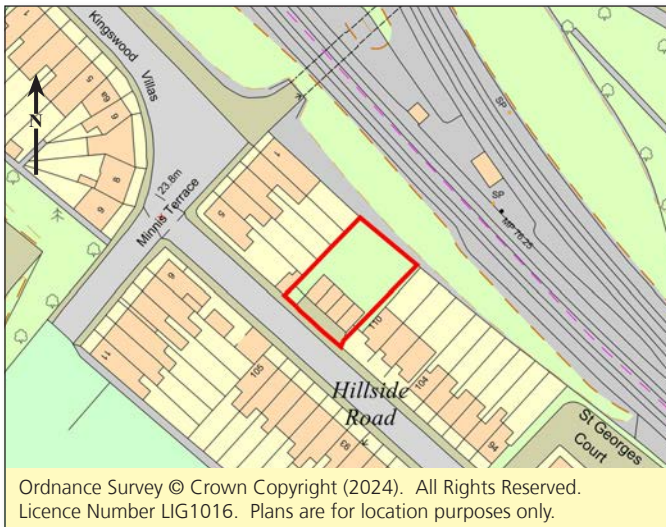
Proposed Front Elevation



Proposed First Floor



Proposed Layout Plan of the Three Units



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■ **Viewing**
External only.

■ **Freehold with Vacant Possession**

Further Information From
Clive Emson
LAND AND PROPERTY AUCTIONEERS
01622 608400
Property Contact
Chris Milne/Jon Rimmer

Clive Emson

LAND AND PROPERTY AUCTIONEERS



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If you are looking for a solicitor, insurance company, finance company or advice re buying a property we have a number of advertisers who may be able to help.

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01621 784840
info@renovationplan.co.uk
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www.acceptances.co.uk

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info@dmifinance.com
www.dmifinance.com

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info@lifefs.com
www.lifefs.com

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www.jamesauctioneers.co.uk

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Eastern Landlord Association

01603 767101
info@easternlandlords.org.uk
www.easternlandlords.org.uk

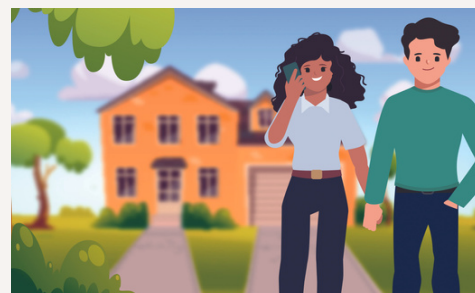
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