

# Clive Emson

LAND AND PROPERTY AUCTIONEERS



# AUCTION

**30th October 2025**

**Online Bidding Commences  
28th October 2025**



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### **2025/Early 2026 Auction Calendar**

AUCTION DATE

ENTRIES CLOSE

**11th December**

17th November

**11th February**

16th January

**26th March**

2nd March

## Welcome to our Auction Preview

As the UK property market seeks firmer ground, our auctions are proving ever-more compelling for buyers and sellers. In the past six weeks the auction market has continued to show signs of resilience with demand remaining buoyant.

While market commentary warns of uncertainty in the upcoming Autumn Budget, listings remain strong and serious buyers and sellers are still actively sourcing opportunities. Our September auction continued to out-perform expectations. The sale featured 195 lots, the highest number offered by our firm since 2012, and raised more than £26 million for our clients.

For buyers, auctions still provide access to opportunities rarely found through traditional channels. From renovation projects to income producing investments, the variety ensures there is something for every budget. With fixed auction dates and complete transparency, buyers can have confidence in knowing that exchange takes place on the day, with completion in as little as 20 business days.



Equally important, auctions allow you to move swiftly in a market where hesitation can mean missing out. Competitive bidding creates fair pricing, while our experienced team is on hand to guide first time bidders as well as seasoned investors. From the success of our previous auction, it is clear that buyers continue to recognise the value and efficiency that auctions provide. So, whether your focus is refurbishment, land with potential or long term investment, I am sure our October catalogue will present options you might not find elsewhere. You can view each available Lot via the QR code or visit [cliveemson.co.uk](http://cliveemson.co.uk)

Here's to finding your next opportunity.

Sam Kinloch  
MNAVA FNAEA

## SEPTEMBER RESULTS

**Our September auction produced some fabulous results.**

**To view the full list scan the QR code or visit our website.**

**To make an offer on an unsold Lot please call us on 0345 8500333.**



# Going, Going... ...**Done!!**



## Buy-to-Let Mortgages & Bridging Finance **- in Auction timescales!**

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**5.0** ★★★★★ 

\* as of 9/1/2025

Capital raised via a Mortgage or Bridging Finance will be secured against the property.

## Lot 1

Flat 73A, Station Road, New Milton,  
Hampshire, BH25 6JD

**Guide: £115,000 – £125,000\*** + FEES

*FIRST AND SECOND FLOOR THREE-  
BEDROOM MAISONETTE*

Ideally located close to local shops this  
maisonette requires some  
improvement but is worthy of the works  
required. EPC: D. Council Tax: A.



## Lot 2

Land Rear Of 4A St. Philips Road,  
Swindon, SN2 7QP

**Guide: £5,000 – £10,000\*** + FEES

*LAND WITH POTENTIAL*

This parcel of land which extends to  
0.02 hectares (0.05 acres) is currently  
landlocked.



## Lot 3

Ground Rents, 60 West Street,  
Portchester, Fareham, Hampshire,  
PO16 9UN

**Guide: £95,000 – Plus\*** + FEES

*FREEHOLD GROUND RENT WITH  
LEASEHOLD COMMERCIAL UNIT*

An opportunity to purchase the ground  
rents for two flats plus additional  
income from the ground floor  
commercial tenant. EPC: B (49).



JOINT AGENTS

**WHEELER & LA**  
CHARTERED SURVEYORS



## Lot 4

Garages Off Turgis Close, Langley,  
Maidstone, Kent, ME17 3HD

**Guide: £95,000 – £100,000\*** + FEES

*COMPOUND OF TWENTY GARAGES AND  
LAND IN NEED OF REFURBISHMENT  
TOGETHER WITH AN AREA OF AMENITY  
LAND*

Situated in the village of Langley, south  
east of Maidstone.





JOINT AGENTS



## Lot 5

Ground Floor, The Old Chapel, Quay Street, Wivenhoe, Colchester, CO7 9DD

**Guide: £300,000 – Plus\*** + FEES

*FORMER OFFICE AND BEDSITS WITH POTENTIAL CLOSE TO THE QUAY*

Situated in a former chapel building. Lapsed Planning Permission for conversion into residential. EPCs: C and E. Council Tax: B.



## Lot 6

6 St. Luke Court, Old St. Michaels Drive, Braintree, Essex, CM7 2AJ

**Guide: £215,000 – £225,000\*** + FEES

*ATTRACTIVE TWO-BEDROOM APARTMENT IN CONVERTED FORMER HOSPITAL BUILDING*

First floor apartment with en-suite, parking. Well placed for town centre and railway station. EPC: B. Council Tax: B.



## Lot 7

Land at Lighthouse Hill, Portreath, Redruth, Cornwall, TR16 4LQ

**Guide: £50,000 – £75,000\*** + FEES

*FREEHOLD LAND WITH SEA VIEWS*

A parcel of freehold land within close proximity to Portreath Beach and offering sea views of the North Cornish coast. Extends to approximately 5.89 acres.



## Lot 8

Ground Rents, 18-20 Victoria Street, Rochester, Kent, ME1 1XH

**Guide: £7,000 – Plus\*** + FEES

*FREEHOLD GROUND RENTS*

Currently producing a ground rental of £700 per annum. Town centre location. The leaseholders have not reserved their rights under the 1987 Landlord and Tenant Act legislation.

## Lot 9

Garages & Land Rear Of 126 High Street,  
Lydd, Romney Marsh, Kent, TN29 9BA

**Guide: £155,000 – Plus\* + FEES**

*23 LOCK-UP GARAGES WITH FORECOURT*

Freehold site comprising 23 lock-up garages producing an income of £16,080 per annum. One garage is vacant.



## Lot 10

12-14 Alexandra Road, Chatham, Kent,  
ME4 5DG

**Guide: £63,000 – £65,000\* + FEES**

*GARAGE INVESTMENT WITH ADDITIONAL  
GROUND RENT INCOME*

A freehold property comprising a vacant workshop and three self-contained flats, all of which have been sold on long leases. Currently let at £6,900 per annum. EPC: C (51).



## Lot 11

22 & 22A Black Bull Road, Folkestone,  
Kent, CT19 5QN

**Guide: £180,000 – £190,000\* + FEES**

*FREEHOLD BLOCK OF TWO TWO-  
BEDROOM GARDEN FLATS*

Two, two-bedroom flats each with own entrance, gas heating system via radiators, double glazed windows and both let. EPCs: D & C. Council Tax: A and B.



JOINT AGENTS



## Lot 12

Land 5 Mill Bank, Mill Lane, Eastry,  
Sandwich, Kent, CT13 0LG

**Guide: £240,000 – £250,000\* + FEES**

*FREEHOLD SITE WITH PLANNING FOR TWO  
DETACHED HOUSES*

Popular village location. Planning for two, four-bedroom detached houses with parking and gardens.





JOINT AGENTS



## Lot 13

Ground Rents, Elm Court, Wych Elm Way, Hythe, Kent, CT21 6QF

**Guide: £8,000 – £12,000\* + FEES**

*FREEHOLD GROUND RENTS*

Eight flats each sold on a long lease, three with 59 years unexpired. The leaseholders have not reserved their rights under the 1987 Landlord & Tenant Act legislation.



## Lot 14

Garages Off Nimbus Road, Epsom, Surrey, KT19 9BP

**Guide: £275,000 – £285,000\* + FEES**

*TWENTY NINE GARAGES IN TWO COMPOUNDS ON 0.27 ACRES*

Located in an established residential area.



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## Lot 15

10 Prices Avenue, Ramsgate, Kent, CT11 0AN

**Guide: £250,000 – Plus\* + FEES**

*COMMERCIAL SITE WITH LAPSED PLANNING FOR RESIDENTIAL DEVELOPMENT*

Located on the outskirts of Ramsgate town centre. L-shaped building with workshops to rear, five garages and hardstanding.



## Lot 16

54A Cromwell Road, Southampton, SO15 2JF

**Guide: £80,000 – £90,000\* + FEES**

*FLAT FOR IMPROVEMENT*

City centre flat for improvement with parking. EPC: C. Council Tax: B.

## Lot 17

Land at Branscombe Drive, Royal Wootton Bassett, Swindon, Wiltshire, SN4 8HR

**Guide: £10,000 – Plus\*** + FEES

*LAND WITH POTENTIAL*

Freehold site in attractive village. Potential for residential development or alternative uses, subject to all necessary consents being obtainable.



## Lot 18

Ground Rents, Waters Edge, 631 Beverley Road, Hull, HU6 7JJ

**Guide: Nil – Reserve\*** + FEES

*FREEHOLD GROUND RENTS*

Comprising 31 leases producing a current ground rental of £850 per annum. The leaseholders have reserved their rights under the 1987 Landlord and Tenant Act legislation.



## Lot 19

Garage 8G, Service Area 19, Bishopsfield Road, Fareham, Hampshire, PO14 1RB

**Guide: £12,000 – Plus\*** + FEES

*FREEHOLD SINGLE GARAGE IN BLOCK*

Located a short distance from the A27 this single garage is situated in a block in a residential area and is ideal for vehicle or household storage.



## Lot 20

50A New Road, Lake, Sandown, Isle Of Wight, PO36 9JW

**Guide: £45,000 – Plus\*** + FEES

*FORMER HAIRDRESSING SALON WITH POTENTIAL*

Vacant freehold single storey building situated a short distance from the centre of Lake on the east coast of the Isle of Wight. EPC: C (71).



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JOINT AGENTS



## Lot 21

14 Talbot Avenue, Herne Bay, Kent,  
CT6 8AD

**Guide: £250,000 – £260,000\* + FEES**

*DETACHED BUNGALOW FOR  
REFURBISHMENT*

Close to the seafront and now in need of refurbishment. The property would also benefit from some reconfiguration. EPC: D. Council Tax: C.



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## Lot 22

Riverside Pasture, Stoke Road, Exeter,  
Devon, EX4 5SR

**Guide: £75,000 – Plus\* + FEES**

*RIVER MEADOW PASTURE ADJOINING THE  
RIVER EXE WITH ROAD ACCESS*

An opportunity to acquire river meadow totalling 6.88 hectares (17 acres) which fronts the River Exe on the outskirts of Exeter city.



## Lot 23

Garages & Land Rear Of 23-37 (odd)  
Warren Wood Road, Rochester, Kent,  
ME1 2UD

**Guide: £350,000 – Plus\* + FEES**

*46 LOCK-UP GARAGES WITH FORECOURT*

Gated freehold site comprising 46 Lock-up garages producing an income of £42,120 per annum.



## Lot 24

341 Torquay Road, Paignton, Devon,  
TQ3 2EP

**Guide: £150,000 – Plus\* + FEES**

*MIXED USE INVESTMENT*

A three storey mid-terrace property comprising a commercial premises with three-bedroom maisonette above. Currently fully let at £17,055 per annum. EPCs: C (63) and E. Council Tax: B.

## Lot 25

34 Kingswood Road, Gillingham, Kent,  
ME7 1DZ

**Guide: £495,000 - Plus\* + FEES**

*FORMER GUEST HOUSE*

An 11-bedroom former guest house a short walk from Gillingham railway station and town centre with its local and national retailers, supermarkets, schools and further amenities. EPC: D. Council Tax: F.



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## Lot 26

Mincombe Farm, Sidbury, Sidmouth,  
Devon, EX10 0QN

**Guide: £750,000 - plus\* + FEES**

*SMALL HOLDING OF APPROXIMATELY 86 ACRES OF PASTURE AND WOODLAND, DETACHED BUNGALOW PLUS TWO AGRICULTURAL BARNES*

Smallholding of approx. 86 acres comprising detached three-bed bungalow for updating plus pasture and woodland with two open barns. EPC: E. Council Tax: F.



JOINT AGENTS



## Lot 27

Garages 43-50, Viney Avenue, Romsey,  
Hampshire, SO51 7NS

**Guide: £120,000 - £130,000\* + FEES**

*GARAGE BLOCK WITH CONSENT FOR CONSTRUCTION OF TWO HOUSES*

A fifth of an acre with Planning Permission for development.



## Lot 28

1-3 St James, 113-113A Pyle St, 24-24A St  
James Sq, Newport, IOW, PO30 1BS

**Guide: £470,000 - £490,000\* + FEES**

*MIXED RESIDENTIAL AND COMMERCIAL INVESTMENT*

Includes four retail units on the ground floor and three residential units on the upper floors all let and producing a healthy income. EPCs: E and TBC. Council Tax: A and B.



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## Lot 29

Methodist Church, 42 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9SA

**Guide: £495,000 – £525,000\*** + FEES

*FORMER METHODIST CHURCH WITH RESIDENTIAL CONSENT*

Planning Permission in principle for development of up to six residential dwellings, subject to conditions.



## Lot 30

Land at Clements Street, Barn End Farm, Barn End Lane, Dartford, Kent, DA2 7QA

**Guide: £140,000 – £150,000\*** + FEES

*LAND EXTENDING TO 15 ACRES*

14 acres of Agricultural land on the borders of Dartford and Swanley.



## Lot 31

24-25 Marine Parade, Worthing, West Sussex, BN11 3PT

**Guide: £650,000 – £675,000\*** + FEES

*FREEHOLD MIXED USE PART POSSESSION PRODUCING £37,500 PER ANNUM*

Prominent corner location on Worthing seafront. Arranged over five floors as a bar and restaurant on the ground floor plus self-contained upper parts. EPCs: D (88), D and E. Council Tax: B and D.



## Lot 32

15 Marcus Road, Dartford, Kent, DA1 3JX

**Guide: £300,000 – Plus\*** + FEES

*VACANT HOUSE FOR IMPROVEMENT*

Semi-detached house for refurbishment and upgrade in a popular and convenient Dartford location. EPC: E. Council Tax: E.

JOINT AGENTS



## Lot 33

Plot 13, Cues Meadow, Military Road, Rye,  
East Sussex, TN31 7NX

**Guide: £5,000 - Plus\* + FEES**

### LAND WITH RIVER FRONTAGE

A freehold parcel of amenity land  
located on the banks of the River Rother  
on the outskirts of Rye.



JOINT AGENTS



## Lot 34

149 Church Road, Swanscombe, Kent,  
DA10 0HL

**Guide: £500,000 - £550,000\* + FEES**

### YARD, GARAGES AND LIGHT INDUSTRIAL PREMISES WITH POTENTIAL

A prominent freehold site in  
Swanscombe with light industrial  
storage buildings, gated security yard  
and 16 lock up garages. EPC: D (85).



## Lot 35

Jencott, Horns Cross, Bideford, Devon,  
EX39 5DH

**Guide: £175,000 - Plus\* + FEES**

### THREE-BEDROOM COTTAGE

A mid-terrace cottage near Bideford  
and the North Devon coast. Solar  
panels and partial renovation offering  
scope for completion. EPC:B. Council  
Tax: B.



## Lot 36

Land East Of Golf Course Road,  
Skelmorlie, North Ayrshire, PA17 5BH

**Guide: £250,000 - £275,000\* + FEES**

### LAND WITH DEVELOPMENT POTENTIAL

Approximately 10 acres, borders a golf  
course and is mainly formed of open  
land. To the road front there is hard  
standing with former workshop and  
transportation garage.





### Lot 37

Former Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex, CO16 9AJ

**Guide: £650,000 – £750,000\*** + FEES

*FORMER COUNCIL OFFICES & DEPOT WITH POTENTIAL*

The main office building is arranged over three levels. Warehouse unit to rear plus offices and storage units. One unit currently tenanted. All on two acre site. EPC: E (101).



### Lot 38

79 Kings Road West, Swanage, Dorset, BH19 1HJ

**Guide: £295,000 – Plus\*** + FEES

*THREE-BEDROOM HOUSE IN NEED OF IMPROVEMENT*

Close to the High Street and Swanage beach this home will be an ideal holiday home investment or for owner occupation. EPC: D. Council Tax: C.



### Lot 39

Menheniot Railway Sidings Compound, Menheniot, Liskeard, Cornwall, PL14 3PJ

**Guide: £25,000 – Plus\*** + FEES

*FREEHOLD LAND WITH POTENTIAL*

An area of hardstanding extending to approximately 0.51 acres. situated in the village of Menheniot and close to the railway station.



### Lot 40

35/35A Church Road, Tunbridge Wells, Kent, TN1 1JT

**Guide: £50,000 – £55,000\*** + FEES

*FREEHOLD COMMERCIAL INVESTMENT WITH SIX FLATS SOLD ON LONG LEASES*

Three storey property close to town centre and arranged as a ground floor with basement retail unit let at £7,500 per annum. Plus six flats each sold on a long lease. EPC: D (89).

## Lot 41

Falcon View, 47 Regent Street, Shanklin,  
Isle Of Wight, PO37 7AG

**Guide: £320,000 – £340,000\*** + FEES

*TWO TWO-BEDROOM AND TWO ONE-BEDROOM TOWN CENTRE FLATS FOR INVESTMENT*

Guaranteed rental income via the Local Authority for these town centre flats.

EPCs: D and E. Council Tax: A.



## Lot 42

Land Adjoining 111 High Street,  
Newington, Sittingbourne, Kent, ME9 7JJ

**Guide: £800,000 – Plus\*** + FEES

*SITE WITH PLANNING FOR 10 HOUSES*

Consent for seven, three-bedroom houses and three, four-bedroom houses with associated access, parking, amenity and landscaping, subject to conditions.



JOINT AGENTS



## Lot 43

The Old Post Office, High Street,  
Hawkhurst, Cranbrook, Kent, TN18 4AB

**Guide: £435,000 – £445,000\*** + FEES

*MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT*

Two commercial units and three flats, one of which has been sold on a long lease. Located in the heart of the popular village of Hawkhurst. EPCs: C (73) and E and TBC . Council Tax: A and B.



JOINT AGENTS



## Lot 44

Chessell Pottery, Brook Road, Chessell,  
Yarmouth, Isle Of Wight, PO41 0UE

**Guide: £650,000 – Plus\*** + FEES

*TWO COTTAGES, TWO BARNES WITH CONSENT FOR SIX TWO-BEDROOM HOLIDAY COTTAGES AND A POTTERY BARN AND CAR PARK WHICH ARE LET COMMERCIALLY*

Scope for home and income, or full letting in a most attractive rural location. EPCs: D. Council Tax: C and D.





### Lot 45

Land Adjacent To Locksbridge Road,  
Picket Piece, Andover, Hampshire,  
SP11 6LY

**Guide: £65,000 – £75,000\* + FEES**

*FREEHOLD SITE WITH DEVELOPMENT  
POTENTIAL*

Located on a modern estate on the  
outskirts of Andover. Scope and  
potential for alternative future uses,  
subject to all necessary consents being  
obtainable.



### Lot 46

Graylands, Dean Street, Liskeard,  
Cornwall, PL14 4AH

**Guide: £225,000 – £250,000\* + FEES**

*DETACHED PROPERTY WITH POTENTIAL  
AND LARGE CAR PARK*

A detached villa converted to provide  
office accommodation, now requiring a  
programme of improvement.  
EPC: D (94).



### Lot 47

Flat 2, 75 Tonbridge Road, Maidstone,  
Kent, ME16 8JN

**Guide: £90,000 – Plus\* + FEES**

*WELL PRESENTED TWO-BEDROOM FLAT*

Located a short distance from  
Maidstone town centre railway stations  
and schools. EPC: D. Council Tax: A.



### Lot 48

Pagets Wood, High Easter Road, Leaden  
Roding, Dunmow, Essex, CM6 1QQ

**Guide: £115,000 – £125,000\* + FEES**

*LAND AND FORESTRY BUILDING*

Situated within Leaden Roding Woods  
to the north of High Easter Road, just  
outside the village of Leaden Roding.  
Also has parking for up to six cars.

## Lot 49

Unit 7 & Unit 8, St. Cross Business Park,  
Newport, Isle Of Wight, PO30 5BF

**Guide: £320,000 – £340,000\*** + FEES

*PAIR OF MODERN PURPOSE BUILT OFFICE  
UNITS TOTALLING 321 SQ.M WITH SCOPE  
FOR SUBDIVISION*

Located on popular business park. For  
single occupier or split as separate  
ground and first floor office suites,  
subject to contents. EPCs: B (48)  
and B (43).



JOINT AGENTS



## Lot 50

Downers Farm, Chale Street, Chale  
Green, Ventnor, Isle Of Wight, PO38 2JQ

**Guide: £495,000 – Plus\*** + FEES

*TRADITIONAL FARMHOUSE FOR  
IMPROVEMENT WITH BARNs AND  
OUTBUILDINGS ON A 2.5 ACRE PLOT*

Views over surrounding countryside.  
The barns have potential for further  
development, subject to all necessary  
consents being obtainable. EPC: G.  
Council Tax: E.



JOINT AGENTS



## Lot 51

Land Rear Of The Dingle, Crowborough  
Hill, Crowborough, East Sussex, TN6 2HJ

**Guide: £250,000 – Plus\*** + FEES

*LAND WITH PLANNING FOR THREE  
DWELLINGS*

Freehold parcel of land in an  
established residential area within easy  
reach of Crowborough railway station  
and a number of various local  
amenities.



## Lot 52

Porcelain House, Tower Park, Fowey,  
Cornwall, PL23 1JD

**Guide: £50,000 – £75,000\*** + FEES

*DETACHED OFFICE WITH PARKING FOR  
FOUR VEHICLES*

Situated on the edge of the Tower Park  
car park, which serves Readymoney  
beach. The property is located in the  
highly desirable harbourside town of  
Fowey. EPC: D (86).



JOINT AGENTS





## Lot 53

3 Swan Apartments, Upper Basingwell Street, Bishops Waltham, Southampton, SO32 1PF

**Guide: £100,000 – £110,000\* + FEES**

*ONE-BEDROOM FLAT FOR INVESTMENT OR OCCUPATION*

Situated in the highly sought after historic village of Bishops Waltham. EPC: D. Council Tax: B.



## Lot 54

Land on the South East Side Of Moor End Common, Lane End, Frieth, Henley-on-Thames, Oxfordshire, RG9 6PS

**Guide: £20,000 – Plus\* + FEES**

*APPROXIMATELY 0.66 ACRES PARCEL OF WOODLAND*

Frieth is a popular yet small, semi-rural village about five miles outside of Marlow. The site may offer potential for a variety of uses, subject to all necessary consents being obtainable.



JOINT AGENTS



## Lot 55

The Chapel, Nazareth House, Chapel Walk, Bexhill-on-Sea, East Sussex, TN40 2JT

**Guide: £120,000 – £125,000\* + FEES**

*GROUND RENT INVESTMENT PLUS VACANT FIRST FLOOR FORMER CHAPEL WITH POTENTIAL*

Ground rent investment comprising detached former chapel arranged as eight self-contained flats and vacant first floor former chapel retaining many original features.



## Lot 56

44 Howard Road, Dartford, Kent, DA1 1XH

**Guide: £190,000 – £220,000\* + FEES**

*TERRACED HOUSE FOR REFURBISHMENT*

Great opportunity for builders or developers with this renovation project in Dartford. EPC: E. Council Tax: C.

## Lot 57

3 Vincent Farm Mews, Margate, Kent,  
CT9 4GS

**Guide: £180,000 – £190,000\*** + FEES

*THREE-BEDROOM TERRACE HOUSE*

Located in a predominantly rural area.  
Some improvement required but  
overall is in a fair condition. EPC: TBC.  
Council Tax: C.



## Lot 58

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

**Guide: £240,000 – £260,000\*** + FEES

*FREEHOLD TAKEAWAY UNIT WITH TWO-  
BEDROOM LIVING ACCOMMODATION*

Formerly a popular Chinese take away  
unit in an ideal location for continued  
use as a hot food take away with living  
accommodation above. EPC: C (55).  
Council Tax: B.



## Lot 59

29 Glenwood Drive, Romford, RM2 5AR

**Guide: £385,000 – Plus\*** + FEES

*THREE-BEDROOM HOUSE FOR REPAIR AND  
IMPROVEMENT*

Located in a convenient residential  
area close to Romford town centre. EPC:  
D. Council Tax: D.



JOINT AGENTS



## Lot 60

Land The Brambles, Salisbury Road,  
Totton, Southampton, SO40 3GH

**Guide: £1,000 – £2,000\*** + FEES

*PARCELS OF LAND IN A RESIDENTIAL AREA*

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





## Lot 61

Wax Activity Bar, 10 Central Square,  
Newquay, Cornwall, TR7 1JB

**Guide: £145,000 – Plus\* + FEES**

*BAR IN CENTRAL NEWQUAY WITH  
POTENTIAL*

Former bank and bar set over two floors  
with small outside space, surrounded  
by shops and bars with excellent  
footfall. EPC: C (70).



## Lot 62

5 Vincent Farm Mews, Margate, Kent,  
CT9 4GS

**Guide: £190,000 – £200,000\* + FEES**

*THREE-BEDROOM TERRACE HOUSE*

Mid-terrace house in a predominantly  
rural area. Requires some  
improvement, but overall is in a fair  
condition. EPC: TBC. Council Tax: C.



## Lot 63

Land (Northern Section), Upper  
Rainham Road, Hornchurch, Essex,  
RM12 4ES

**Guide: £250,000 – Plus\* + FEES**

*FREEHOLD PARCEL OF LAND WITH  
POTENTIAL*

Approximately 1.5 miles south of central  
Romford and Romford railway station.

JOINT AGENTS



## Lot 64

13 High Street, Garlinge, Margate, Kent,  
CT9 5LN

**Guide: £150,000 – £160,000\* + FEES**

*VACANT MIXED USE BUILDING*

Former hairdressers plus vacant one-  
bedroom flat above. EPCs: C (54) and  
G. Council Tax: A.

## Lot 65

Flat 3, Highclyffe Court, Highclyffe Close,  
Seaton, Devon, EX12 2QA

**Guide: £75,000 – Plus\*** + FEES

*GROUND FLOOR TWO-BEDROOM FLAT  
CLOSE TO SEA*



## Lot 66

Land and Garage, The Street, Denton,  
Canterbury, Kent, CT4 6RD

**Guide: £15,000 – £20,000\*** + FEES

*FREEHOLD SITE INCLUDING GARAGE AND  
LAND*

Freehold site incorporating  
hardstanding, small garden areas and  
garage at the rear of the site.



JOINT AGENTS



## Lot 67

4 Vincent Farm Mews, Margate, Kent,  
CT9 4GS

**Guide: £180,000 – £190,000\*** + FEES

*THREE-BEDROOM TERRACE HOUSE*

Located in a predominantly rural area.  
The house has suffered some water  
damage and requires some  
improvement. EPC: TBC. Council Tax: C.



## Lot 68

Stellminoughton, Queens Road, Lydd,  
Romney Marsh, Kent, TN29 9DG

**Guide: £190,000 – £210,000\*** + FEES

*FOUR-BEDROOM HOUSE FOR TOTAL  
REFURBISHMENT OVERLOOKING THE RYPE*

Situated on an L-shaped plot with  
return frontage. Potential for additional  
dwelling, subject to all necessary  
consents being obtainable. EPC: D.  
Council Tax: D.





### Lot 69

Garages, The Old Laundry, Bowen Road, Folkestone, Kent, CT19 4PL

**Guide: £115,000 – £125,000\* + FEES**

*FREEHOLD SITE WITH PLANNING FOR THREE FLATS*

Planning was granted on Appeal in August 2024 for three, one-bedroom flats in popular Cheriton district.



JOINT AGENTS



### Lot 70

54 & 56 Castle Street, Dover, Kent, CT16 1PJ

**Guide: £280,000 – Plus\* + FEES**

*COMMERCIAL INVESTMENT AND VACANT UPPER FLOORS WITH POTENTIAL*

Substantial building, two commercial investments plus two vacant upper floors which may offer potential. EPCs: C (53), C (65), D (80) and E (124).



### Lot 71

1 The Street, Newington, Folkestone, Kent, CT18 8AU

**Guide: £180,000 – £185,000\* + FEES**

*END-TERRACE TWO-BEDROOM COTTAGE IN VILLAGE LOCATION*

Ragstone and red brick quoin cottage with double glazed windows, in popular village location. Short drive to M20 motorway. EPC: F. Council Tax: B.



### Lot 72

Land at Higher Cawdron, Liftondown, Liffon, Devon, PL16 0DA

**Guide: £20,000 – Plus\* + FEES**

*FREEHOLD LAND*

A field located in Liftondown, an easily accessible and sought after part of Devon just east of the Cornish border. The land has most recently been used for grazing and benefits from electricity and mains water.

## Lot 73

27A Bridge Street, Witham, Essex,  
CM8 1BU

**Guide: £120,000 – £130,000\* + FEES**

*VACANT COMMERCIAL PREMISES – RETAIL  
OR STUDIO UNIT*

A freehold former wedding dress shop  
arranged over two levels situated close  
to Witham town centre and with good  
access to the A12. EPC: D (95).



JOINT AGENTS



## Lot 74

8 Dorset Road South, Bexhill-on-Sea,  
East Sussex, TN40 1NH

**Guide: £190,000 – £200,000\* + FEES**

*SUBSTANTIAL THREE-BEDROOM GARDEN  
FLAT FOR REFURBISHMENT*

Close to Bexhill town centre, seafront  
and railway station. Offering scope for  
improvement and investment, subject  
to consents. EPC: D. Council Tax: B.



JOINT AGENTS



## Lot 75

Land on the West Of Mill Street, Nayland,  
Colchester, CO6 4HU

**Guide: £30,000 – £40,000\* + FEES**

*FREEHOLD PLOT OF LAND IN SUFFOLK  
VILLAGE*

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



JOINT AGENTS



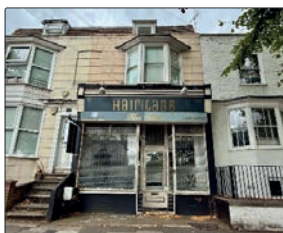
## Lot 76

62 New Road, Chatham, Kent, ME4 4QR

**Guide: £200,000 – £220,000\* + FEES**

*VACANT MIXED-USE BUILDING IN TOWN  
CENTRE*

Mid-terrace property in Chatham town  
centre close to the mainline railway  
station, local amenities and good travel  
links to Gillingham and Rochester. EPC:  
D and C (54). Council Tax: A.





### Lot 77

1 Wordsworth Gardens, Aylesham,  
Canterbury, Kent, CT3 3LY

**Guide: £210,000 – £220,000\*** + FEES

#### *FOUR-BEDROOM SEMI-DETACHED HOUSE*

Well presented house in an established residential area in the popular village of Aylesham, a short distance from Canterbury with its extensive variety of amenities. EPC: C. Council Tax: B.



### Lot 78

Former St Ives Penderleath Common  
Grit Store, Balnoon, Lelant, St. Ives,  
Cornwall, TR26 3JB

**Guide: £15,000 – Plus\*** + FEES

#### *PARCEL OF FREEHOLD LAND WITH POTENTIAL*

Enclosed parcel of predominantly overgrown land extending to approximately 0.44 hectares.



JOINT AGENTS

**Bettesworths** 

### Lot 79

18 Lucius Street, Torquay, Devon,  
TQ2 5UN

**Guide: £80,000 – Plus\*** + FEES

#### *THREE STOREY COMMERCIAL PROPERTY IN POPULAR LOCATION*

A prominently positioned three storey property located on Lucius Street, a well-established edge of town centre shopping parade with a vibrant mix of occupiers. EPC: D (93).



### Lot 80

33 Boundary Road, Ramsgate, Kent,  
CT11 7NE

**Guide: £140,000 – £150,000\*** + FEES

#### *MID-TERRACE HOUSE FOR REFURBISHMENT*

Two-bedroom house offered with vacant possession and in need of complete refurbishment but does have double glazed windows. EPC: G. Council Tax: B.

## Lot 81

The Cottage & Land Next to Mid Devon Caravan, Bow, Crediton, Devon, EX17 6LA

**Guide: £95,000 - Plus\*** + FEES

*HOUSE, BUNGALOW AND CHALETS WITH POTENTIAL*

Conveniently positioned between Crediton and Exeter. An appealing site for those considering future development or a comprehensive rebuild, subject to all necessary consents.



JOINT AGENTS



## Lot 82

Pounds House, 162 Outland Road, Plymouth, Devon, PL2 3PX

**Guide: £500,000 - Plus\*** + FEES

*MANSION VILLA LOCATED IN CITY CENTRE PARK*

A rare opportunity to acquire this substantial lot comprising a three storey mansion villa and surrounding grounds, in a desirable location. EPC: B (30).



## Lot 83

Flat 1, Beach House, 3 Marine Crescent, Folkestone, Kent, CT20 1PS

**Guide: £100,000 - Plus\*** + FEES

*LOWER GROUND FLOOR FLAT FOR INVESTMENT*

A self-contained two-bedroom flat located along the Folkestone seafront, a short walk from the harbour and the town centre. EPC: TBC. Council Tax: C.



## Lot 84

1 & 1A Brunswick Street, Ramsgate, Kent, CT11 8QH

**Guide: £180,000 - £190,000\*** + FEES

*VACANT MIXED USE BUILDING IN TOWN CENTRE*

Commercial unit for refurbishment plus two-bedroom maisonette above. EPCs: C (57) and D. Council Tax: A.





## Lot 85

180 Culver Road, Basingstoke,  
Hampshire, RG21 3NL

**Guide: £85,000 – Plus\* + FEES**

*FREEHOLD BUILDING WITH POTENTIAL*

Extensive accommodation over two floors and considered to have scope and potential for alternative future uses, subject to all necessary consents being obtainable. EPC: E (125).



JOINT AGENTS

**BLXK**  
PROPERTY

## Lot 86

50 Mill Street, Bideford, Devon, EX39 2JR

**Guide: £65,000 – Plus\* + FEES**

*COMMERCIAL PROPERTY IN CENTRAL  
TOWN CENTRE LOCATION*

Two storey property in the centre of Bideford with ground floor retail space and first floor office/storage space. EPC: C (73).



## Lot 87

36 Greatness Road, Sevenoaks, Kent,  
TN14 5BY

**Guide: £270,000 – £280,000\* + FEES**

*END-TERRACE HOUSE FOR  
REFURBISHMENT*

A two-bedroom house located a short walk from the Bat and Ball railway station, schools and supermarkets. EPC: E. Council Tax: D.



## Lot 88

17 Market Street, Ely, Cambridgeshire,  
CB7 4LZ

**Guide: £90,000 – £100,000\* + FEES**

*MIXED USE BUILDING FOR IMPROVEMENT  
AND REPAIR*

Freehold mixed-use building in need of repair close to Ely City centre. EPCs: C (72) and D. Council Tax: A.

## Lot 89

11 Bolton Court, Windmill Hill, Brixham,  
Devon, TQ5 9DR

**Guide: £85,000 – Plus\* + FEES**

*FLAT FOR INVESTMENT OR OCCUPATION*

A two bedroom apartment, accessed via a private entrance and with the benefit of a private allocated parking space. EPC: C. Council Tax: A.



## Lot 90

85–86 Bank Street, Maidstone, Kent,  
ME14 1SD

**Guide: £575,000 – Plus\* + FEES**

*COMMERCIAL PROPERTY WITH POTENTIAL*

Located in the heart of Maidstone town centre, arranged over three floors and potential for alternative uses, subject to all necessary consents being obtainable. EPCs: B (31) and C (66).



## Lot 91

2 Pear Tree Cottages, Pickering Street,  
Loose, Maidstone, Kent, ME15 9RH

**Guide: £270,000 – £280,000\* + FEES**

*PERIOD COTTAGE FOR IMPROVEMENT*

Charming semi-detached cottage for improvement in desirable residential area. EPC: TBC. Council Tax: E.



JOINT AGENTS



## Lot 92

Workshop/Store at the back Of 3  
Church Street, Ventnor, Isle Of Wight,  
PO38 1SW

**Guide: £30,000 – Plus\* + FEES**

*FREEHOLD TOWN CENTRE  
WORKSHOP/STORE WITH POTENTIAL*

A useful workshop most recently in use as a studio offering scope and potential for a number of future uses, subject to all necessary consents being obtainable.



JOINT AGENTS





## Lot 93

Flat 4, 59 Newport Road, Lake, Isle Of Wight, PO36 9LP

**Guide: £85,000 – £95,000\*** + FEES

*FIRST FLOOR FLAT FOR INVESTMENT*

This flat is producing a healthy income and is considered ideal for addition to a lettings portfolio. EPC: C. Council Tax: A.



JOINT AGENTS



## Lot 94

Vanity Fayre, 27 High Street, Sandown, Isle Of Wight, PO36 8DE

**Guide: £85,000 – £95,000\*** + FEES

*DOUBLE-FRONTED HIGH STREET SHOP WITH LARGE REAR STORES WITH POTENTIAL AND FREEHOLD INTEREST IN TWO FLATS OVER*

Prime High Street trading location, with rear stores offering conversion potential subject to all necessary consents.

EPC: TBC.



## Lot 95

Cockleberry, Glen Walk, Yorkletts, Whitstable, Kent, CT5 3AN

**Guide: £300,000 – £310,000\*** + FEES

*DETACHED BUNGALOW WITH POTENTIAL*

Two-bedroom property for refurbishment with potential for extension or redevelopment, subject to all necessary consents being obtainable. EPC: E. Council Tax: C.



JOINT AGENTS



## Lot 96

13 Meneage Street, Helston, Cornwall, TR13 8AA

**Guide: £85,000 – Plus\*** + FEES

*SUBSTANTIAL COMMERCIAL PROPERTY WITH PLANNING TO CONVERT THE FIRST FLOOR TO FOUR FLATS*

This two-storey retail unit is located in the heart of Helston historic town centre. EPC: D (90).

## Lot 97

31 Sunbeam Avenue, Jaywick, Clacton-on-Sea, Essex, CO15 2JJ

**Guide: £30,000 – Plus\* + FEES**

*VACANT DETACHED CHALET FOR IMPROVEMENT*

Detached chalet close to the seafront and local amenities within the regeneration area of Jaywick. EPC: G. Council Tax: A.



JOINT AGENTS



## Lot 98

Post Office House and Supply Stores, Badsell Road, Five Oak Green, Tonbridge, Kent, TN12 6RB

**Guide: £490,000 – Plus\* + FEES**

*FREEHOLD CONVENIENCE STORE INVESTMENT AND VACANT SEVEN-BEDROOM HOUSE FOR REFURBISHMENT*

Substantial building located in the heart of the popular village of Five Oak Green, within easy reach of Tonbridge. EPCs: E and D (84). Council Tax: D.



## Lot 99

Flat 10, The Panorama, Park Street, Ashford, Kent, TN24 8DF

**Guide: £65,000 – £67,000\* + FEES**

*ONE-BEDROOM FIRST FLOOR FLAT*

Located in the heart of Ashford, a short distance from Ashford International Station and the Ashford Designer outlet. EPC: D. Council Tax: B.



JOINT AGENTS



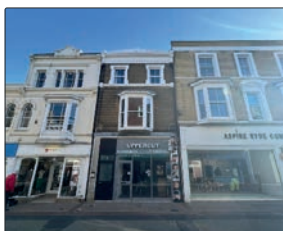
## Lot 100

34 High Street, Ryde, Isle Of Wight, PO33 2HT

**Guide: £195,000 – Plus\* + FEES**

*FREEHOLD MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT*

An attractive freehold town centre building producing a very worthwhile income from a commercial lease and a residential letting. EPCs: C and TBC. Council Tax: A.





JOINT AGENTS



## Lot 101

9 Merton Road, Southsea, Hampshire,  
PO5 2AE

**Guide: £550,000 – Plus\* + FEES**

*SUBSTANTIAL SEMI-DETACHED VICTORIAN  
DWELLING WITH ADDITIONAL INVESTMENT  
INCOME*

In the style of the renowned Southsea architect, Thomas Ellis Owen, this building offers four self-contained flats over four floors. EPCs: E and C. Council Tax: A.



## Lot 102

5 High Street, Northfleet, Gravesend,  
Kent, DA11 9EZ

**Guide: £120,000 – £130,000\* + FEES**

*COMMERCIAL INVESTMENT PLUS VACANT  
LAND*

Commercial element currently let at £9,500 per annum. The land has High Street frontage. EPC: D (84).



## Lot 103

Flat 3, Richmond House, 4-5 The Strand,  
Ryde, Isle Of Wight, PO33 1JD

**Guide: £70,000 – £75,000\* + FEES**

*FLAT WITH PARKING FOR OCCUPATION,  
INVESTMENT OR HOLIDAY USE*

Situated a short walk from a sandy beach while Union Street and the commercial centre in town is a short distance away. EPC: TBC. Council Tax: A.



## Lot 104

61 Bohemia Road, St. Leonards-on-Sea,  
East Sussex, TN37 6RG

**Guide: £50,000 – Plus\* + FEES**

*GROUND FLOOR OFFICE FOR INVESTMENT*

Ground floor commercial investment situated a short distance from Hastings and St Leonards town centres. EPC: TBC.

## Lot 105

72 Pine Lodge, Tonbridge Road,  
Maidstone, Kent, ME16 8TB

**Guide: £120,000 – Plus\*\* + FEES**

*TWO-BEDROOM FLAT FOR  
REFURBISHMENT*

Located on the second floor of this  
purpose-built block with good access  
to Maidstone town centre. EPC: D.  
Council Tax: B.



## Lot 106

Fiveways, The Cross, Eastry, Sandwich,  
Kent, CT13 0FZ

**Guide: £175,000 – £185,000\* + FEES**

*VILLAGE PREMISES WITH POTENTIAL*

Former café and hairdressers, now  
vacant. Accommodation over four  
floors, garage, store rooms and  
courtyard with ext staircase to first floor.  
EPC C (68).



JOINT AGENTS



## Lot 107

Flat 242A, Havant Road, Drayton,  
Portsmouth, PO6 1PA

**Guide: £130,000 – £150,000\* + FEES**

*TWO-BEDROOM FLAT WITH GARAGE IN  
NEED OF IMPROVEMENT*

Situated in a predominantly residential  
area between Cosham and Farlington  
on the outskirts of Portsmouth. EPC: E.  
Council Tax: A.



JOINT AGENTS



## Lot 108

Former Moose Hall Jolliffe Road, Poole,  
Dorset, BH15 2HB

**Guide: £275,000 – £295,000\* + FEES**

*FORMER COMMUNITY HALL WITH  
DEVELOPMENT POTENTIAL*

Potential development site in central  
Poole. EPC: E (106).





### Lot 109

8 St. Lawrence Court, Victoria Street,  
New Romney, Kent, TN28 8DE

**Guide: £180,000 – £185,000\* + FEES**

*THREE-BEDROOM COTTAGE FOR  
IMPROVEMENT*

Located just off the High Street, close to  
amenities, a charming cottage with  
beams and parking space. EPC: E.  
Council Tax: C.



### Lot 110

23, 24 & 25 Newport Street, Ryde, Isle Of  
Wight, PO33 2QD

**Guide: £290,000 – £310,000\* + FEES**

*FREEHOLD TOWN CENTRE HOUSE  
COMMERCIAL INVESTMENT AND CAR  
PARK*

An unusual opportunity to acquire a  
house, commercial investment and car  
park in the town centre and offering  
great scope and potential. EPC: D and  
TBC. Council Tax: C.



### Lot 111

9 & 9A Partlands Avenue, Ryde, Isle Of  
Wight, PO33 3DS

**Guide: £675,000 – Plus\* + FEES**

*FREEHOLD BLOCK OF EIGHT FLATS AND  
FIVE LOCK-UP GARAGES FOR INVESTMENT*

Seven of the flats are let. Considered an  
ideal addition to an income-producing  
letting portfolio. EPCs: C, D, E. Council  
Tax: A.



### Lot 112

The Warehouse, Kenylon Farm Barn, Egg  
Hill Road, Charing, Ashford, Kent,  
TN27 0HG

**Guide: £225,000 – Plus\* + FEES**

*DETACHED BARN ON HALF AN ACRE WITH  
POTENTIAL*

Substantial former farm building with  
three phase electricity, hardstanding  
front yard and area to rear, plus two  
storage containers.

JOINT AGENTS

 **AZURE**  
PROPERTY CONSULTANTS

## Lot 113

67 Victoria Grove, East Cowes, Isle Of Wight, PO32 6DL

**Guide: £100,000 – Plus\*** + FEES

*FOUR-BEDROOM DETACHED HOUSE ON PLOT OF 0.37 ACRES FOR IMPROVEMENT OR REDEVELOPMENT*

Splendid Victorian dwelling for improvement. The site may offer scope for redevelopment, subject to all necessary consents. EPC: G. Council Tax: E.



## Lot 114

The Nook, Eglos Parc, Mullion, Helston, Cornwall, TR12 7DG

**Guide: £195,000 – Plus\*** + FEES

*DETACHED CHALET STYLE BUNGALOW ON GOOD SIZE PLOT*

Two-bedroom bungalow on good size plot situated in the sought after village of Mullion on the Lizard Peninsula. EPC : E.



JOINT AGENTS



## Lot 115

Whitecliff Lodge, Hillway Road, Bembridge, Isle Of Wight, PO35 5PJ

**Guide: £240,000 – £260,000\*** + FEES

*BUNGALOW FOR RENOVATION*

Attractive village location on the east of the island. EPC: E. Council Tax: E.



## Lot 116

96 Buckland Avenue, Dover, Kent, CT16 2NW

**Guide: £65,000 – £75,000\*** + FEES

*FREEHOLD TWO-BEDROOM GROUND FLOOR FLAT AND GROUND RENT*

Ground floor flat with some double glazed windows and gas heating system for improvement. EPC: D. Council Tax: A.

Upper flat sold on long lease.



JOINT AGENTS





## Lot 117

Parrock House, 136 Parrock Street,  
Gravesend, Kent, DA12 1EZ

**Guide: £850,000 – £860,000\* + FEES**

*LARGE MODERN TOWN CENTRE BLOCK  
SEVEN FLATS FOR INVESTMENT*

Substantial block built in 2015 arranged  
as seven self-contained flats.

Convenient for the town centre and  
mainline commuter railway station.

EPCs: B and C. Council Tax: B.



## Lot 118

6 Mount Pleasant, Talbot Road,  
Hawkhurst, Cranbrook, Kent, TN18 4ND

**Guide: £140,000 – £150,000\* + FEES**

*TWO-BEDROOM MID-TERRACE HOUSE  
FOR IMPROVEMENT*

Located in an established residential  
area. Requiring refurbishment  
throughout and ideal for owner  
occupation or investment, post works.  
EPC: TBC. Council Tax: C.



JOINT AGENTS

**MADDISONS**  
RESIDENTIAL

## Lot 119

52C The Pantiles, Tunbridge Wells, Kent,  
TN2 5TN

**Guide: £140,000 – Plus\* + FEES**

*ONE-BEDROOM FLAT FOR  
REFURBISHMENT*

Located in the heart of Tunbridge Wells  
within easy reach of various shops,  
schools, supermarkets and railway  
station. EPC: E. Council Tax: D.



## Lot 120

18C Cantelupe Road, Bexhill-on-Sea,  
East Sussex, TN40 1NB

**Guide: £90,000 – Plus\* + FEES**

*GROUND FLOOR FLAT FOR REPAIR AND  
REFURBISHMENT*

This spacious flat is located in the heart  
of Bexhill town centre within easy reach  
of various local and national retailers,  
schools and railway station. EPC: TBC.  
Council Tax: A.

## Lot 121

27A St. Radigunds Road, Dover, Kent,  
CT17 0JY

**Guide: £80,000 – £85,000\*** + FEES

*TWO-BEDROOM HOUSE FOR  
IMPROVEMENT*

Popular Road close to town. Double  
glazed windows. In need of  
improvement. EPC: E. Council Tax: B.



JOINT AGENTS



## Lot 122

16 Varley Lane, Liskeard, Cornwall,  
PL14 4AP

**Guide: £60,000 – £70,000\*** + FEES

*COTTAGE FOR IMPROVEMENT*

An extended mid-terrace cottage  
situated in the Cornish town of Liskeard  
and close to the town centre with its  
range of amenities. EPC: E. Council Tax:  
A.



## Lot 123

Land Adjacent To Phoenix House,  
Maudlins Park, Tavistock, Devon, PL19 8LJ

**Guide: £65,000 – Plus\*** + FEES

*FREEHOLD LAND WITH OUTLINE PLANNING  
PERMISSION*

This proposed residential development  
is in the historic West Devon town of  
Tavistock, with its range of shopping  
and leisure facilities.



JOINT AGENTS



## Lot 124

28 Southways, Stubbington, Fareham,  
Hampshire, PO14 2AQ

**Guide: £225,000 – Plus\*** + FEES

*THREE-BEDROOM SEMI-DETACHED  
HOUSE*

In need of some improvement works  
after which will be ideally suited to an  
owner occupier or continued use as an  
income producing investment. EPC: D.  
Council Tax: C.



JOINT AGENTS





### Lot 125

184 Upper Fant Road, Maidstone, Kent,  
ME16 8DH

**Guide: £200,000 – Plus\* + FEES**

*MID-TERRACE HOUSE FOR IMPROVEMENT*

Located in an established residential area within easy reach of the town centre, schools and transport links including Maidstone West railway station. EPC: D. Council Tax: C.



JOINT AGENTS



### Lot 126

Deepdene, Downs Road, East Studdal,  
Dover, Kent, CT15 5BZ

**Guide: £290,000 – Plus\* + FEES**

*DETACHED THREE-BEDROOM BUNGALOW  
FOR IMPROVEMENT ON APPROX THIRD  
ACRE PLOT*

Popular village location. Front garden incorporating driveway, car port and garage. Long rear garden. EPC: E. Council Tax: E.



JOINT AGENTS

ernslie & starrant

### Lot 127

1 Staveley Court, 9 Staveley Road,  
Eastbourne, East Sussex, BN20 7JS

**Guide: £270,000 – £280,000\* + FEES**

*GROUND FLOOR FLAT WITH GARDENS  
AND PARKING IN FAVOURED MEADS  
LOCATION*

Light and spacious two-bedroom converted flat just off Eastbourne seafront. EPC: TBC. Council Tax: E.



### Lot 128

Flat 14, Balmoral Court, Springfield Road,  
Chelmsford, Essex, CM2 6JQ

**Guide: £100,000 – £110,000\* + FEES**

*TWO-BEDROOM GROUND FLOOR  
RETIREMENT FLAT*

Close to Chelmsford city centre  
Communal gardens and parking. EPC:  
D. Council Tax: B.

### Lot 129

18 Maymills, Mill Lane, Eastry, Sandwich,  
Kent, CT13 0LB

**Guide: £210,000 – £215,000\*** + FEES

*HOUSE IN NEED OF IMPROVEMENT*

Mid-terrace house for improvement  
with three bedrooms and long rear  
garden. EPC: D. Council Tax: B.



### Lot 130

42 Higher Street, Brixham, Devon,  
TQ5 8HW

**Guide: £95,000 – Plus\*** + FEES

*TWO-BEDROOM COTTAGE FOR  
IMPROVEMENT*

Situated within close proximity to the  
town centre and harbourside. EPC: D.  
Council Tax: A.



JOINT AGENTS



### Lot 131

20 Inglewood Drive, Basingstoke,  
Hampshire, RG22 4QZ

**Guide: £125,000 – £135,000\*** + FEES

*HOUSE FOR IMPROVEMENT*

Located in an attractive suburb. EPC: D.  
Council Tax: C.



### Lot 132

40 Acton Road, Whitstable, Kent, CT5 1JJ

**Guide: £240,000 – £250,000\*** + FEES

*THREE-BEDROOM HOUSE FOR  
IMPROVEMENT*

Popular seaside town. Some double  
glazed windows and gas heating  
system via radiators. In need of  
improvement and refurbishment. Long  
rear garden. EPC: D. Council Tax: B.





JOINT AGENTS

**Ferris&Co**

### Lot 133

14 Peacock Mews, Springvale,  
Maidstone, Kent, ME16 0AW

**Guide: £175,000 - Plus\* + FEES**

*WELL PRESENTED TERRACED HOUSE*

Mid-terrace house in the heart of the town convenient for a number of amenities and Maidstone East and Maidstone West railway stations. EPC: E. Council Tax: B.



### Lot 134

7 Richdore Road, Waltham, Canterbury,  
Kent, CT4 5SJ

**Guide: £180,000 - Plus\* + FEES**

*TWO-BEDROOM HOUSE IN POPULAR VILLAGE*

Mid-terrace house for improvement. Front and rear gardens and timber garage. EPC: TBC. Council Tax: C.



### Lot 000

Cosy Nook, 238 Eastwood Old Road,  
Leigh-on-Sea, Essex, SS9 4SQ

**Guide: £575,000 - £625,000\* + FEES**

*TUDOR STYLE HOUSE IN NEED OF COMPLETION OCCUPYING OVER TWO ACRES*

A distinctive unfinished Tudor style property, featuring herringbone brickwork. EPC: TBC. Council Tax: TBC.



### Lot 136

17 Alma Road, Banbury, Oxfordshire,  
OX16 4RT

**Guide: £180,000 - £200,000\* + FEES**

*VACANT TWO-BEDROOM COACH HOUSE APARTMENT WITH GARAGE*

Located within half a mile of town centre and mainline railway station. EPC: D. Council Tax: B.

## Lot 137

Abandale Lodge, 87 Station Road,  
Leigh-on-Sea, Essex, SS9 1ST

**Guide: £525,000 – Plus\* + FEES**

*DETACHED HOUSE WITHIN EASY REACH  
OF THE VIBRANT LEIGH BROADWAY*

Detached house that may offer a re-  
development opportunity, subject to all  
necessary consents being obtainable.

EPC: D. Council Tax: D.



## Lot 138

73 Edred Road & Land Adjacent 75  
Edred Road, Dover, Kent, CT17 0BU

**Guide: £105,000 – £110,000\* + FEES**

*TWO-BEDROOM TERRACE HOUSE FOR  
IMPROVEMENT PLUS ADDITIONAL LAND*

Popular location a short distance from  
the town. The additional land has  
potential for parking or garage, subject  
to all necessary consents. EPC D.

Council Tax B.



JOINT AGENTS

John Douden  
& Son



## Lot 139

Flat 29, Samuels Tower, Longhill Avenue,  
Chatham, Kent, ME5 7AT

**Guide: £65,000 – £70,000\* + FEES**

*FLAT FOR INVESTMENT*

One-bedroom second floor flat in good  
condition and currently let. EPC: C.

Council Tax: A.



## Lot 140

33 Sundridge Close, Dartford, Kent,  
DA1 1XD

**Guide: £275,000 – £280,000\* + FEES**

*SEMI-DETACHED BUNGALOW FOR  
REFURBISHMENT*

Vacant bungalow in popular residential  
part of Dartford, close to town centre  
and in need of modernisation. EPC: D.

Council Tax: D.



JOINT AGENTS

LIVERMORES  
THE ESTATE AGENTS





JOINT AGENTS



## Lot 141

73 Dudley Road, Ventnor, Isle Of Wight,  
PO38 1EW

**Guide: £180,000 – £200,000\* + FEES**

*FOUR-BEDROOM HOUSE FOR  
IMPROVEMENT WITH SEA VIEWS*

An imposing end-terrace house for upgrading and refurbishment. Sea views to front and attractive view over the town to the rear. EPC: D. Council Tax: C.



JOINT AGENTS



## Lot 142

2 Franwill Cottages, Church Street,  
Newlyn, Penzance, Cornwall, TR18 5JX

**Guide: £100,000 – Plus\* + FEES**

*COTTAGE FOR IMPROVEMENT*

Character two-bedroom cottage in central Newlyn, offering well proportioned accommodation over two floors. EPC: C. Council Tax: A.



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## Lot 143

The Vestry Rooms, 25 Fore Street, St.  
Erth, Hayle, Cornwall, TR27 6HT

**Guide: £70,000 – Plus\* + FEES**

*DETACHED BUILDING WITH PLANNING*

The property has planning for change of use from a community office building to a dwellinghouse, subject to conditions. EPC: TBC.



## Lot 144

Flat 2, 87 Maison Dieu Road, Dover, Kent,  
CT16 1RU

**Guide: £50,000 – £55,000\* + FEES**

*FIRST FLOOR FLAT FOR REFURBISHMENT*

Situated in Maison Dieu Road, part of the one way system around Dover town centre. EPC: D. Council Tax: A.

## Lot 145

24 Rye Walk, Herne Bay, Kent, CT6 7XD

**Guide: £80,000 – £85,000\*** + FEES

*ONE-BEDROOM FLAT FOR INVESTMENT*

Located on the outskirts of Herne Bay town centre. The flat is let and we understand an Improvement Notice has been served. EPC: D. Council Tax: A.



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## Lot 146

Ponsandane Gardens, Chyandour,  
Penzance, Cornwall, TR18 3NH

**Guide: £440,000 – Plus\*** + FEES

*DETACHED FOUR-BEDROOM BUNGALOW  
WITH DOUBLE GARAGE AND GOOD SIZE  
GROUNDS FOR UPDATING*

The bungalow sits on good size grounds and has deceptively spacious accommodation requiring a course of updating throughout. EPC: C. Council Tax: E.



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## Lot 147

Glenhurst, Hunts Road, St. Lawrence,  
Ventnor, Isle Of Wight, PO38 1XT

**Guide: £30,000 – Plus\*** + FEES

*DETACHED BUNGALOW WITH  
STRUCTURAL MOVEMENT*

Situated in an attractive semi-rural location. The bungalow has suffered from structural movement. EPC: E. Council Tax: Deleted.



## Lot 148

Legion House, 18 St. Johns Road,  
Margate, Kent, CT9 1LU

**Guide: £500,000 – PLUS\*** + FEES

*SUBSTANTIAL PERIOD PROPERTY WITH  
PLANNING FOR SEVEN FLATS*

Five-storey period property arranged as a 10-bedroom HMO with Planning for conversion into seven flats. EPC: D (76).



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## Lot 149

37B Cantelupe Road, Bexhill-on-Sea,  
East Sussex, TN40 1NA

**Guide: £75,000 – £80,000\* + FEES**

*GARDEN FLAT FOR REPAIR AND  
REFURBISHMENT*

Close to local amenities and railway station. The two-bedroom flat requires refurbishment and offers potential for investment or owner occupation. EPC: TBC. Council Tax: B.



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*A HOUSE IN THE RIGHT DIRECTION*

## Lot 150

107 Newington Road, Ramsgate, Kent,  
CT12 6PU

**Guide: £240,000 – £260,000\* + FEES**

*DETACHED HOUSE FOR REFURBISHMENT*

A three-bedroom house for refurbishment on the outskirts of Ramsgate town centre. EPC: D. Council Tax: D.



## Lot 151

62 Drump Road, Redruth, Cornwall,  
TR15 1PR

**Guide: £65,000 – Plus\* + FEES**

*TERRACED HOUSE FOR UPDATING*

Mid-terrace two-bedroom house for updating with good size garden. The property would make a lovely home or rental addition post works. EPC: D. Council Tax: A.



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## Lot 152

Swan House Cottage, Watchbell Street,  
Rye, East Sussex, TN31 7HA

**Guide: £280,000 – £290,000\* + FEES**

*TERRACE HOUSE IN DESIRABLE LOCATION*

A two-bedroom property located in a high sought after location in the heart of the Cinque Port town of Rye. EPC: E. Council Tax: E.

## Lot 153

137B Minnis Road, Birchington, Kent,  
CT7 9NS

**Guide: £90,000 – £100,000\*** + FEES

*WELL-PRESENTED MAISONETTE*

Well presented maisonette which has, for several years, been used as office space. There is a private garden to the rear, double-glazed windows, air-conditioning and electric heaters. EPC: D. Council Tax: B.



## Lot 154

Whitefield Farm, Ashey Road, Ryde, Isle  
Of Wight, PO33 4BB

**Guide: £650,000 – PLUS\*** + FEES

*TRADITIONAL FARMHOUSE FOR  
REFURBISHMENT AND BARN WITH  
PLANNING FOR RESIDENTIAL CONVERSION  
– APPROXIMATELY 17.5 ACRES*

The site comprises mainly grazing land, farmhouse and barn with consent for two dwellings. EPC: E. Council Tax: C.



## Lot 155

Basement Flat, 8 Alexandra Gardens,  
Ventnor, Isle of Wight, PO38 1EE

**Guide: £135,000 – £145,000\*** + FEES

*FLAT FOR INVESTMENT OR OCCUPATION*

Flat in use as an Airbnb let. EPC: TBC.  
Council Tax: A.



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## Lot 156

50 Edinburgh Road, Chatham, Kent,  
ME4 5BZ

**Guide: £140,000 – Plus\*** + FEES

*THREE-BEDROOM TERRACE HOUSE FOR  
IMPROVEMENT*

Mid-terrace house in need of  
refurbishment and improvement. EPC: E.  
Council Tax: B.





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## Lot 157

1 & 2 Hillside and Adj. Land Gate Hill,  
Dunkirk, Faversham, Kent, ME13 9LN

**Guide: £350,000 – Plus\* + FEES**

*PAIR OF COTTAGES FOR REFURBISHMENT  
AND REPAIR WITH APPROXIMATELY 2.8  
ACRES OF LAND*

Potential for redevelopment, subject to  
all necessary consents being  
obtainable. EPCs: TBC. Council Tax: C.



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## Lot 158

144 Byron Road, Southampton, SO19 6EY

**Guide: £160,000 – £170,000\* + FEES**

*HOUSE FOR INVESTMENT*

Pre-fabricated house ideal for  
investment or occupation. EPC: C.  
Council Tax: B.



## Lot 159

Flat 3, Haldon House, 114 North Road,  
Hythe, Kent, CT21 5DX

**Guide: £140,000 – £150,000\* + FEES**

*FIRST FLOOR FLAT FOR IMPROVEMENT  
WITH SEA VIEWS*

Situated in an elevated position. The  
living room has views over rooftops  
towards the sea. EPC: TBC.  
Council Tax: B.



## Lot 160

18 Quarry Road, Tunbridge Wells, Kent,  
TN1 2EZ

**Guide: £220,000 – Plus\* + FEES**

*MID-TERRACE HOUSE FOR  
REFURBISHMENT*

A two-bedroom house located in an  
established residential area in the heart  
of Royal Tunbridge Wells. EPC: F. Council  
Tax: C.

## Lot 161

3 Cobb Court, King Street, Margate,  
Kent, CT9 1BZ

**Guide: £150,000 – £160,000\*** + FEES

*TWO-BEDROOM FLAT FOR IMPROVEMENT*

This vacant top floor flat is situated in Margate old town. EPC: E. Council Tax: B.



## Lot 162

31 The Mint, Exeter, Devon, EX4 3BL

**Guide: £100,000 – Plus\*** + FEES

*THREE-BEDROOM HOME IN CITY CENTRE*

Located in the historic Mint area, blending heritage with modern living just moments from the city centre and quayside. EPC: D. Council Tax: D.



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## Lot 163

Kemsley Arms, The Square, Ridham  
Avenue, Kemsley, Sittingbourne, Kent,  
ME10 2SL

**Guide: £850,000 – Plus\*** + FEES

*REDEVELOPMENT SITE WITH PLANNING  
FOR 28 FLATS AND RETAIL SPACE*

The site has been granted Change of Use from a pub to provide retail space and 20 flats plus erection of a block to the rear for a further eight flats, subject to conditions.



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## Lot 164

64 Barley Farm Road, Exeter, Devon,  
EX4 1NN

**Guide: £105,000 – Plus\*** + FEES

*TWO-BEDROOM GROUND FLOOR FLAT*

With generous rear garden, conservatory and garage en bloc. EPC: E. Council Tax: B.



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## Lot 165

6 Wharnccliffe Road, Bournemouth,  
BH5 1AH

**Guide: £340,000 – £360,000\*** + FEES

*EIGHT-BEDROOM HMO*

Imposing freehold building arranged as a House of Multiple Occupation and producing a healthy income. EPC: D.



## Lot 000

314 Bybrook Road, Kennington, Ashford,  
Kent, TN24 9JH

**Guide: £80,000 – Plus\*** + FEES

*TWO-BEDROOM MAISONETTE FOR  
IMPROVEMENT*

Balcony flat in need of complete refurbishment and redecoration. EPC: TBC. Council Tax: A.



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**McConnells**

## Lot 167

105 London Road, Northfleet, Gravesend,  
Kent, DA11 9LY

**Guide: £360,000 – £375,000\*** + FEES

*VACANT SEMI-DETACHED HOUSE WITH  
POTENTIAL*

A good size house that may offer potential as a letting investment or HMO, located close to Gravesend Town Centre, shops and station. EPC: E. Council Tax: C.



## Lot 168

48-50 Abbey Street, Ickleton, Saffron  
Walden, Essex, CB10 1SS

**Guide: £300,000 – £320,000\*** + FEES

*A PAIR OF THATCHED COTTAGES IN NEED  
OF IMPROVEMENT*

Period charm properties with original features. Located in Ickleton village with easy M11 access. EPC: F. Council Tax: D.

## Lot 169

39 Cremer Close, Chartham,  
Canterbury, Kent, CT4 7QH

**Guide: £220,000 – £225,000\*** + FEES

### *SEMI-DETACHED HOUSE*

Popular village location. Four bedroom house with double glazed windows and gas heating system. Requires improvement. EPC: D. Council Tax: C.



## Lot 170

28 Milbury Crescent, Southampton,  
SO18 5EH

**Guide: £150,000 – Plus\*** + FEES

### *HOUSE FOR COMPLETE REFURBISHMENT*

Three-bedroom house for refurbishment located in the attractive suburb of Bitterne. EPC: TBC. Council Tax: C.



## Lot 171

Merkara, St. Lukes Road, Torquay, Devon,  
TQ2 5NX

**Guide: £135,000 – Plus\*** + FEES

### *RESIDENTIAL INVESTMENT WITH FURTHER POTENTIAL*

Detached property arranged as two flats producing £13,740 per annum. Potential for the basement development, subject to all consents being obtainable. EPCs: E. Council Tax: A.



## Lot 172

150 Magpie Hall Road, Chatham, Kent,  
ME4 5XJ

**Guide: £240,000 – £260,000\*** + FEES

### *THREE-BEDROOM SEMI FOR IMPROVEMENT*

Semi-detached house with good size garden and potential for extension, subject to all necessary consents being obtainable. EPC: TBC. Council Tax: D.





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## Lot 173

83 Wennington Road, Rainham, Essex,  
RM13 9TH

**Guide: £195,000 – Plus\* + FEES**

*TERRACE HOUSE IN NEED OF REPAIR AND  
RENOVATION*

The property needs a full programme of refurbishment and is situated a short distance from Rainham mainline railway station. EPC: TBC. Council Tax Band C.



## Lot 174

1 Garfield Road, Gillingham, Kent,  
ME7 1QB

**Guide: £180,000 – £190,000\* + FEES**

*THREE-BEDROOM END-TERRACE FOR  
REFURISHMENT*

Located in a residential area a short distance from Gillingham mainline railway station. Double glazing and gas heating system. EPC: D. Council Tax: B.



## Lot 175

96 Gillingham Road, Gillingham, Kent,  
ME7 4ER

**Guide: £265,000 – Plus\* + FEES**

*MID-TERRACE HOUSE WITH POTENTIAL*

Period terraced house with lots of potential for extending in the loft or conversion of basement, subject to all necessary consents. EPC: TBC. Council Tax: B.



## Lot 176

Flat 3, Wallsend House, Richmond Road,  
Pevensey Bay, Pevensey, East Sussex,  
BN24 6AU

**Guide: £70,000 – Plus\* + FEES**

*STUDIO FLAT IN SEAFRONT LOCATION*

Situated in the centre of Pevensey Bay within easy access of the beach. The property is five miles from Eastbourne town centre with its further local amenities. EPC: F. Council Tax: A.

## Lot 177

30 Mills Terrace, Chatham, Kent,  
ME4 5NY

**Guide: £150,000 – £160,000\*** + FEES

*THREE-BEDROOM HOUSE FOR  
INVESTMENT*

Previously arranged as a four bedroom student let. Potential for reinstatement for students or HMO style investment, subject to all necessary consents being obtainable. EPC: D. Council Tax: B.



## Lot 178

109 Oak Road, Sittingbourne, Kent,  
ME10 3PR

**Guide: £170,000 – £180,000\*** + FEES

*THREE-BEDROOM END-TERRACE HOUSE*

The property is in need of improvement and has a good size garden which may offer potential for extension, subject to all necessary consents being obtainable. EPC: C. Council Tax: B.



## Lot 179

78 Wheat Sheaf Close, London, E14 9UY

**Guide: £275,000 – Plus\*** + FEES

*TWO-BEDROOM FLAT IN NEED OF  
IMPROVEMENT*

Second floor flat in popular Mill Quay development with dock views. EPC: TBC. Council Tax: E.



## Lot 180

327 South Coast Road, Peacehaven,  
East Sussex, BN10 7HP

**Guide: £250,000 – Plus\*** + FEES

*DETACHED MIXED USE PROPERTY AND  
LAND WITH POTENTIAL (STNC)*

Situated in a busy commercial throughfare in the heart of this popular coastal town situated between Brighton and Newhaven. EPC: TBC. Council Tax: A.





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## Lot 181

3 The Square, Whimble, Exeter, Devon, EX5 2SN

**Guide: £240,000 – Plus\* + FEES**

*CHARACTER COTTAGE FOR UPDATING IN VILLAGE LOCATION*

End-terrace cottage now requiring refurbishment. Four reception rooms, four bedrooms and rear garden.

Located in village centre. EPC: E. Council Tax: B.



## Lot 182

2 The Street, Newington, Folkestone, Kent, CT18 8AU

**Guide: £180,000 – £185,000\* + FEES**

*TWO-BEDROOM MID-TERRACE COTTAGE IN VILLAGE LOCATION*

Ragstone cottage with red brick quoins. Double glazed windows. Popular village location within short drive of M20 motorway. EPC: E. Council Tax: B.



## Lot 183

5 Anglesea Street, Ryde, Isle Of Wight, PO33 2JJ

**Guide: £70,000 – £80,000\* + FEES**

*TOWN CENTRE MAISONETTE WITH GARDEN FOR INVESTMENT OR OCCUPATION*

Ideal for addition to an income-producing letting portfolio. Town centre location so close to amenities with the seafront and esplanade slightly further on. EPC: D. Council Tax: B.

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