



AUCTION

11th December 2025

**Online Bidding Commences
9th December 2025**



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2026 Auction Calendar

AUCTION DATE	ENTRIES CLOSE
11th February	16th January
26th March	2nd March
7th May	13th April
17th June	22nd May
23rd July	29th June
24th September	1st September
5th November	12th October
15th December	23rd November

Welcome to our Auction Preview

Welcome to our eighth auction of the year and our final sale of 2025.

As the year draws to a close, many will be reflecting on the past year and the big legislative changes that have taken place, including the Renters' Rights Bill which received Royal Assent during October and thus became the Renters' Rights Act. The Government have confirmed the first phase of reforms will take effect on 1st May 2026 with secondary legislation to follow. Although seen by many as contentious, and probably the biggest shake up of the residential rental market in almost 40 years, this Act heaps more red tape (controls) on letting agents and landlords, but at least after two years of uncertainty and speculation, we now know how the private sector is to be regulated. Will it stop people investing in bricks and mortar, which has traditionally been a sound medium to long term investment? - I don't think so.

It is something most of us have at least a basic understanding of and despite various interconnecting economic and other factors that may influence the



property market, I am sure people will still prefer to invest in real estate rather than other forms of investment.

Awareness of such factors allows everyone the opportunity to make informed decisions, whether it's residential, commercial, land, ground rents, garages or speculative buys.

Once again, our latest auction offers a whole range of cracking lots and no matter your budget, we are sure you'll be spoilt for choice! You can view the details of each available lot via the QR code or visit our website to register and download the legal packs, book a viewing and register to bid.

Happy hunting and may you be successful in your bid.

A stylized handwritten signature in black ink, likely belonging to Kevin Gilbert.

Kevin Gilbert
MRICS FNAEA

OCTOBER RESULTS

Our October 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.





Lot 1

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

Guide: £140,000 – Plus* + 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 2

Land At Kernick Business Park, Parkengue, Penryn, Cornwall, TR10 9EP

Guide: £500 – Plus + FEES**

FREEHOLD LAND

Mainly comprising grass verge and located within busy Business Park. Any future use of the Lot would be subject to all necessary consents being obtainable.



Lot 3

Ground Rents, 17-18 Royal Crescent, St. Augustines Road, Ramsgate, Kent, CT11 9UG

Guide: £18,000 – £20,000* + FEES

FREEHOLD GROUND RENTS

A freehold ground rent investment comprising nine flats all sold on 125-year leases and producing an income of £1,750 per annum.



Lot 4

36 Ernest Road, Chatham, Kent, ME4 5PT

Guide: £130,000 – £135,000* + FEES

HOUSE FOR REFURBISHMENT

A mid-terrace house situated in an established residential area, convenient for the busy town centre and mainline railway station. EPC: F. Council Tax: B.

JOINT AGENTS



Lot 5

24 Elm Grove, Southsea, Hampshire,
PO5 1JG

Guide: £495,000 – Plus + FEES**

*FREEHOLD MIXED USE COMMERCIAL AND
RESIDENTIAL INVESTMENT*

Substantial Southsea building which is
fully let and providing a healthy income.

EPCs: C and E. Council Tax: All Flats A.



JOINT AGENTS



Lot 6

1 Jasmine Place, Camborne, Cornwall,
TR14 0FH

Guide: £120,000 – Plus + FEES**

*WELL PRESENTED TWO-BEDROOM COACH
HOUSE*

A purpose built modern detached
coach house with car port below
offering deceptively spacious and well
presented two-bedroomed
accommodation. EPC: B. Council Tax: A.



JOINT AGENTS



Lot 7

Land At Summers Court, Totland Bay,
Freshwater, Isle Of Wight, PO40 9PJ

Guide: £995,000 – Plus + FEES**

*OVER THREE ACRES OF LAND WITH
PLANNING FOR 15 DETACHED
BUNGALOWS IN A POPULAR LOCATION*

Situated close to the centre of
Freshwater, this is a rare development
opportunity. The gently sloping site
enjoys a most attractive view towards
Afton Down.



Lot 8

Ground Rents, Brooklands, Queens
Road, Freshwater, Isle Of Wight,
PO40 9FQ

Guide: £20,000 – Plus + FEES**

FREEHOLD GROUND RENTS

Comprising 14 flats producing a rental
income of £1,400 per annum. The Title
also includes communal gardens and
car park.





Lot 9

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

Guide: £110,000 – £120,000* + FEES

GARAGE BLOCK WITH CONSENT FOR CONSTRUCTION OF TWO HOUSES

This one-fifth of an acre site has Planning Permission for the development of two, three-bedroom houses.



Lot 10

79 Bohemia Road, St. Leonards-on-Sea, East Sussex, TN37 6RJ

Guide: £80,000 – £85,000* + FEES

GROUND FLOOR COMMERCIAL INVESTMENT

Freehold mixed use property currently let at £8,000 per annum, plus maisonette sold on a long lease. EPC: TBC. Council Tax: A.



Lot 11

1 Ridgeway, Horns Road, Hawkhurst, Cranbrook, Kent, TN18 4RA

Guide: £270,000 – £280,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

Attractive semi-detached house of non-traditional construction situated on the outskirts of the village of Hawkhurst in the Weald of Kent. EPC: C. Council Tax: C.



Lot 12

Land Adjacent To Glebe Row, Phillack, Hayle, Cornwall, TR27 5AJ

Guide: £10,000 – Plus* + FEES

FREEHOLD PARCEL OF LAND AND ROADWAY IN RESIDENTIAL LOCATION

Extending to 0.99 hectares (2.46 acres) in sought after residential location.

Lot 13

Ground Rents, Land Brookside Close,
Freshwater, Isle Of Wight, PO40 9FF

Guide: £10,000 – Plus* + FEES

FREEHOLD GROUND RENTS

Secured upon 11 flats in a purpose built block. Each flat sold under the terms of a 125-year lease from 2006. Currently producing £1,100 per annum.



Lot 14

Garage 1 & 2, Sheep Fair, Andover,
Hampshire, SP10 2PJ

Guide: £15,000 – £17,000* + FEES

TWO PITCHED ROOF GARAGES

Pair of unique garages located in the popular residential town of Andover.



Lot 15

10 Fore Street, St. Austell, Cornwall,
PL25 5EN

Guide: £50,000 – Plus* + FEES

*TOWN CENTRE COMMERCIAL PROPERTY
WITH POTENTIAL*

Situated in a prime trading location in the town centre is this freehold vacant commercial building arranged over two floors, fronting Fore Street. EPC: D (82).



Lot 16

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: E. Council Tax: B.



JOINT AGENTS

ABBOTT & ABBOTT
Estate Agents and Valuers





Lot 17

Land Alongside Hayle Terrace, Hayle, Cornwall, TR27 4BT

Guide: £5,000 - Plus* + FEES

TWO PARCELS OF FREEHOLD LAND

Forming part of Hayle estuary and grass verge. Enjoys pleasant views.



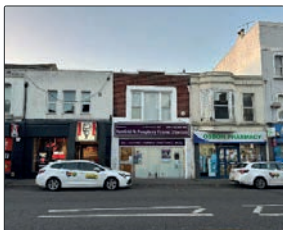
Lot 18

Garages At Tremoughdale, Penryn, Cornwall, TR10 8JA

Guide: £35,000 - Plus* + FEES

FOURTEEN FREEHOLD GARAGES AND FORECOURT

Fourteen lock-up garages with forecourt area and potential for redevelopment, subject to all necessary consents being obtainable.



JOINT AGENTS



Lot 19

476 Old London Road, Hastings, East Sussex, TN35 5BG

Guide: £160,000 - £170,000* + FEES

THREE STOREY COMMERCIAL UNIT FOR INVESTMENT

Let to a firm of funeral directors, within easy reach of the town centre, schools, supermarkets, amenities, mainline railway station and seafront. EPC: TBC.



JOINT AGENTS



Lot 20

2 Perrymans Cross, Hastings Road, Northiam, Rye, East Sussex, TN31 6HX

Guide: £200,000 - Plus* + FEES

ATTACHED PERIOD COTTAGE WITH PLANNING

In a rural location with accommodation over three floors. Offered with vacant possession and in need of refurbishment. EPC: F. Council Tax: B.

Lot 21

Land At Pendray Gardens, Dobwalls,
Liskeard, Cornwall, PL14 4NT

Guide: £500 - £1,000* + FEES

FREEHOLD LAND

Located in the Cornish village of
Dobwalls, extending to approximately
0.13 acres.



Lot 22

Garage Adjacent To 2 Hanson Road,
Andover, Hampshire, SP10 3HL

Guide: £6,500 - £7,500* + FEES

LOCK-UP GARAGE

Stand alone garage with up-and-over
door.



Lot 23

12 & 14 Alexandra Rd & Land Adj. 12
Alexandra Rd, Chatham, Kent, ME4 5DG

Guide: £150,000 - Plus* + FEES

*GARAGE INVESTMENT WITH ADDITIONAL
GROUND RENT INCOME*

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



Lot 24

37 Alders Road, Fareham, Hampshire,
PO16 0SH

Guide: £160,000 - £180,000* + FEES

TWO-BEDROOM SEMI-DETACHED HOUSE

Located in a quiet residential area of
Fareham, close to Salterns Lake, with a
good size garden and off-road parking.
EPC: C. Council Tax: B.



JOINT AGENTS





JOINT AGENTS



Lot 25

128-130 Sea Street, Herne Bay, Kent,
CT6 8JY

Guide: £175,000 - Plus* + FEES

*LAND WITH PLANNING FOR RESIDENTIAL
DEVELOPMENT*

Freehold land with Planning Permission for development of two, two-bedroom flats and one, three-bedroom house located on the outskirts of the town centre.



Lot 26

Land Rear Of 1 Gladeswood Road,
Belvedere, Kent, DA17 6DB

Guide: £40,000 - Plus* + FEES

*FREEHOLD GARAGE AND YARD WITH
POWER LIGHTING AND GATED FRONTAGE*

Wider than average garage in a residential area, offering secure storage or alternative usage, subject to all necessary consents being obtainable.



Lot 27

20 Fore Street, Liskeard, Cornwall,
PL14 3JB

Guide: £60,000 - Plus* + FEES

*COMMERCIAL PROPERTY WITH PLANNING
CONSENT FOR PART CONVERSION TO
HMO*

Substantial property in the pedestrianised area of Liskeard town centre with consent for part conversion into a five-bedroom HMO, while retaining retail space. EPC: E (105).



JOINT AGENTS



Lot 28

9 Snelling Avenue, Northfleet,
Gravesend, Kent, DA11 7EQ

Guide: £195,000 - Plus* + FEES

*SEMI-DETACHED HOUSE FOR REPAIR AND
REFURBISHMENT*

House in need of refurbishment and repair, in popular residential area in Northfleet. EPC: E. Council Tax: C.

Lot 29

Land Off Porthkidney Beach, Access Via St. Michaels Way, Lelant, St. Ives, Cornwall, TR26 3BQ

Guide: £15,000 – Plus* + FEES

FREEHOLD LAND AND BEACH WITH BREATHTAKING VIEWS

Section of beach and cliff land with truly stunning views over Porthkidney beach itself and over towards Hayle beach.



Lot 30

Garage, 40 Wellington Square, Hastings, East Sussex, TN34 1PN

Guide: £10,000 – Plus* + FEES

FREEHOLD LOCK-UP GARAGE

Single lock-up garage in the heart of Hastings town centre. Within easy reach of various amenities including the railway station.



Lot 31

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

Guide: £220,000 – £230,000* + FEES

FORMER COMMUNITY HALL WITH DEVELOPMENT POTENTIAL

Potential development site in central Poole. Future use and development, subject to all necessary consents being obtainable. EPC: E (106).



Lot 32

79 Amberley Road, Abbey Wood, London, SE2 0SG

Guide: £350,000 – £360,000* + FEES

HOUSE FOR IMPROVEMENT IN POPULAR RESIDENTIAL AREA

Three-bedroom house for refurbishment, offering scope for improvement and potential for loft conversion, subject to all necessary consents. Off-street parking. EPC Rating: D. Council Tax Band: D.





Lot 33

Land At Lighthouse Hill, Portreath,
Cornwall, TR16 4LQ

Guide: £50,000 – £75,000* + FEES

FREEHOLD LAND WITH SEA VIEWS

Within close proximity to Portreath beach and offering sea views of the North Cornish coast. Extends to approximately 5.89 acres.



Lot 34

Garages 4-8, 10, 11-15 and 17, Thames Court, Andover, Hampshire, SP10 5HQ

Guide: £70,000 – £80,000* + FEES

12 LOCK-UP GARAGES

Twelve vacant garages for investment located on a residential estate.



Lot 35

Upper Floor, 2 Liverpool Buildings,
Liverpool Road, Worthing, West Sussex,
BN11 1SY

Guide: £65,000 – £70,000* + FEES

*FORMER FIRST FLOOR OFFICE SUITE WITH
RESIDENTIAL CONSENT*

Located in a busy commercial thoroughfare in the heart of the town centre. New 125-year lease. EPC: B (45).

Entries Invited for Auctions throughout the year

Our expert team are on hand
to offer professional advice
and assistance.



Selling with Skill Speed & Efficiency



Lot 36

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

Guide: £250,000 - 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



Lot 37

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 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.



Lot 38

Garages 1-30, Willis Avenue, North
Baddesley, Southampton, SO52 9EN

Guide: £150,000 - £170,000* + FEES

THIRTY LOCK-UP GARAGES

Thirty vacant garages for investment
considered ideal for letting in the local
marketplace.



Lot 39

Amesbury Delivery Office, 20 London
Road, Amesbury, Salisbury, SP4 7EW

Guide: £125,000 - Plus* + FEES

*FREEHOLD COMMERCIAL PREMISES ON
PLOT OF 0.19 ACRES*

Commercial premises with potential for
variety of uses or redevelopment,
subject to consents. Let on a 2-year
term at a peppercorn rent. EPC: F (126).





Lot 40

2 Lords Lane, Hastings, East Sussex,
TN35 5EB

Guide: £240,000 – £250,000* + FEES

THREE-BEDROOM DETACHED HOUSE FOR REPAIR

A promising opportunity for owner occupation, resale or future letting, once works are complete. Situated near Ore village, Hastings Old Town and key routes across the area. EPC: TBC. Council Tax: D.



Lot 41

Land At Hawkes Close, Headcorn,
Ashford, Kent, TN27 9GJ

Guide: £2,500 – £3,500* + FEES

THREE PARCELS OF LAND

Located on a small development on the outskirts of Headcorn. Extending to approximately 0.02 hectares (0.04 acres).



Lot 42

Garages Rear Of 41-43 Curtis Road,
Epsom, Surrey, KT19 0LN

Guide: £75,000 – £80,000* + FEES

EIGHT GARAGES WITH COURTYARD

The garages are in two blocks of four with central courtyard, situated in an established residential area.



Lot 43

The Old Bank, Beacon Road,
Crowborough, East Sussex, TN6 1AS

Guide: £280,000 – £300,000* + FEES

MIXED USE INVESTMENT ON HIGH STREET LOCATION

A ground floor commercial unit and two-bedroom flat above, both let. Situated on Beacon Road close to local amenities, with good transport links via the A26 and A22. EPCs: B (43) and D. Council Tax: C.

Lot 44

161 Walderslade Road, Walderslade,
Chatham, Kent, ME5 0ND

Guide: £270,000 – £280,000* + FEES

*DETACHED THREE-BEDROOM BUNGALOW
WITH POTENTIAL*

This detached bungalow is in need of improvement and offers further potential, subject to all necessary consents being obtainable. EPC: D. Council Tax: D.



JOINT AGENTS



Lot 45

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

Guide: £15,000 – £20,000* + FEES

*FREEHOLD SITE INCLUDING GARAGE AND
LAND*

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



JOINT AGENTS



Lot 46

Former Adult Education Centre, Darnley
Road, Gravesend, Kent, DA11 0RX

Guide: £400,000 – Plus* + FEES

*SUBSTANTIAL TOWN CENTRE PREMISES
WITH POTENTIAL*

Detached three storey commercial building and detached timber building (Hut 7 and 8). Various other stores within the grounds. EPCs: Main building G (182). Hut C (67).



Lot 47

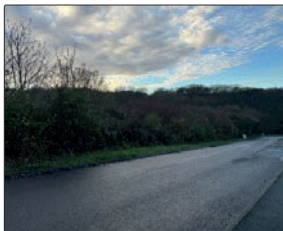
65 Otway Street, Chatham, Kent,
ME4 5PL

Guide: £160,000 – £165,000* + FEES

*THREE STOREY HOUSE FOR
REFURBISHMENT*

Mid-terrace property for refurbishment located in a residential area on the outskirts of Chatham town centre. EPC: E. Council Tax: B.





Lot 48

Land to the North West Of Brighton Road, Newhaven, East Sussex, BN9 9FG

Guide: £28,000 – £30,000* + FEES

THREE ACRES OF LAND WITH POTENTIAL JUST OFF BRIGHTON ROAD

An irregular shaped parcel of land of partly sloping woodland and shrubs (overgrown) which would be suitable for a variety of uses, subject to all necessary consents being obtainable.



Lot 49

3 The Quay, Brixham, Devon, TQ5 8AW

Guide: £150,000 – Plus* + FEES

MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT

A mid-terrace three storey freehold mixed commercial and residential investment let at £15,290 per annum. EPCs: TBC. Council Tax: B.



JOINT AGENTS



Lot 50

49 & 49A Roskear Road, Camborne, Cornwall, TR14 8DQ

Guide: £185,000 – Plus* + FEES

SUBSTANTIAL HOUSE DIVIDED INTO TWO FLATS WITH GARDENS AND PARKING

Substantial semi-detached house which has been informally split into two self contained flats, with generous sized grounds. EPCs: D. Council Tax: C.



Lot 51

Land At Whitworth Road, St. Leonards-on-Sea, East Sussex, TN37 7PZ

Guide: Nil – Reserve* + FEES

FREEHOLD PARCEL OF LAND

Comprising, in the main, a footpath and located on the Ridge West Industrial Estate.

Lot 52

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

Guide: £105,000 – £115,000* + FEES

*VACANT COMMERCIAL PREMISES – RETAIL
OR STUDIO UNIT*

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 53

24 Bolton Street, Brixham, Devon,
TQ5 9DH

Guide: £140,000 – Plus* + FEES

*CHARACTER TERRACED TWO-BEDROOM
COTTAGE*

Offering spacious accommodation and
within close proximity of the town
centre and harbourside. EPC: D. Council
Tax: C.



JOINT AGENTS



Lot 54

Site Of 5-11 Homewood Road, Langton
Green, Tunbridge Wells, Kent, TN3 0HH

Guide: £255,000 – £260,000* + FEES

LAND WITH PLANNING FOR FOUR FLATS

Freehold site in a popular area of
Langton Green and conveniently
located for the town centre in
Tunbridge Wells.



Lot 55

7 & 9 Bank Street, Newton Abbot, Devon,
TQ12 2JL

Guide: £190,000 – Plus* + FEES

*COMMERCIAL INVESTMENT COMPRISING
TWO PROMINENT TOWN CENTRE UNITS*

Freehold commercial investment
comprising two let retail units with first
floor office accommodation. Fully let at
£20,950 per annum. EPCs: D (100) and C
(74).



JOINT AGENTS





JOINT AGENTS



Lot 56

15 Widred Road, Dover, Kent, CT17 0BT

Guide: £110,000 – Plus + FEES**

END-TERRACE HOUSE FOR IMPROVEMENT

Popular area close to shops and supermarkets. The majority of windows are double glazed. Front and rear gardens. EPC: F. Council Tax: B.



JOINT AGENTS



Lot 57

Land On The North Side Of Nunnery Lane, Newport, Isle Of Wight, PO30 1YR

Guide: £150,000 – Plus + FEES**

HALF AN ACRE AND A BARN WITH POTENTIAL IN AN ATTRACTIVE SEMI RURAL LOCATION

Lovely site in a splendid location. Offering scope and potential for a barn extension and conversion, subject to all necessary consents being obtainable.



JOINT AGENTS



Lot 58

7 Scarborough Road, Torquay, Devon, TQ2 5UJ

Guide: £145,000 – Plus + FEES**

FORMER RAFA CLUB WITH POTENTIAL

A three-storey building located in the Belgravia holiday district in Torquay. EPC: C (55).



Lot 59

3 Reeds Cottages, The Street, Sissinghurst, Cranbrook, Kent, TN17 2JF

Guide: £265,000 – £270,000* + FEES

HOUSE IN NEED OF IMPROVEMENT IN WEALDEN VILLAGE

An attractive cottage with tile hung upper elevations situated in the centre of the popular Wealden village of Sissinghurst. EPC: C. Council Tax: D.

Lot 60

The Dunley Estate, Dunley, Whitchurch, Hampshire, RG28 7PU

Guide: Nil – Reserve* + FEES

FREEHOLD INTEREST IN VARIOUS SMALL PARCELS OF LAND AND COUNTRY ROADWAYS

Located in the geographic triangle bordered by the villages of Dunley, Egbury, Wadwick and Whitchurch.



Lot 61

31 High Street, Ventnor, Isle Of Wight, PO38 1RZ

Guide: £40,000 – £45,000* + FEES

PRIME TOWN CENTRE RETAIL UNIT WITH SUBSTANTIAL CELLAR

Situated in the heart of the pretty Victorian town centre of Ventnor. Flexible future commercial uses subject to all necessary consents. EPC: E (106).



JOINT AGENTS



Lot 62

72 Crofton Road, Orpington, Kent, BR6 8HY

Guide: £375,000 – £385,000* + FEES

SEMI-DETACHED BUNGALOW WITH POTENTIAL

Freehold property requiring modernisation and potential to extend parking space. Close to Orpington High Street, schools and transport links. EPC: E. Council Tax: D.



Lot 63

41 The Fairway, Newhaven, East Sussex, BN9 9XX

Guide: £15,000 – Plus* + FEES

PARCEL OF LAND WITH POTENTIAL

A rectangular shaped parcel of land on a sloping site, situated just off the Brighton Road between Newhaven and Peacehaven. Approx. 0.06 acres.





JOINT AGENTS



Lot 64

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

Guide: £95,000 – £100,000* + FEES

GROUND RENT INVESTMENT PLUS VACANT FIRST FLOOR FORMER CHAPEL WITH POTENTIAL

Ground rent investment producing £1,850 per annum comprising former chapel arranged as eight self-contained flats, plus vacant first floor former chapel.

Legal Documentation

Legal documents for each Lot are available to download from our website.

Simply scan the QR Code against each Lot for access to our site.



We are here to help – Call 0345 8500333



Lot 65

15 Willow Tree Road, Tunbridge Wells, Kent, TN2 5PT

Guide: £240,000 – £245,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

Situated in an established residential area to the south of the busy town centre and convenient for the mainline railway station. EPC: C. Council Tax: C.



JOINT AGENTS



Lot 66

51 High Street, Newport, Isle Of Wight, PO30 1SB

Guide: £195,000 – Plus* + FEES

PAIR OF FREEHOLD TOWN CENTRE SHOPS WITH PLANNING FOR THREE RESIDENTIAL FLATS OVER

In the heart of the town centre the property would be a good addition to an investment portfolio, once the conversion works are completed. EPC: C (75).

Lot 67

The Priory, Marshall Close, Tavistock, Devon, PL19 9RB

Guide: £650,000 – Plus* + FEES

DETACHED PERIOD HOUSE WITH SEPARATE DETACHED COTTAGE ON LARGE PLOT

Substantial detached period home with additional detached cottage located in the heart of the popular village of Whitchurch. EPCs: D and E. Council Tax: G.



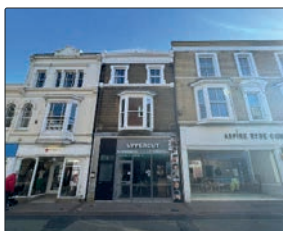
Lot 68

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

Guide: £185,000 – £195,000* + FEES

FREEHOLD MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT

Attractive town centre building producing a worthwhile income from a commercial lease and a residential letting. EPCs: C (59) and C and TBC. Council Tax: A.



Lot 69

108 Charlotte Street, Sittingbourne, Kent, ME10 2JX

Guide: £150,000 – Plus* + FEES

TERRACED HOUSE FOR REFURBISHMENT

Two-bedroom mid-terrace property for refurbishment located in Sittingbourne town centre and a short distance from its mainline railway station. EPC: D. Council Tax: B.



Lot 70

The Waterfront Bistro, 15 Regatta Quay, Key Street, Ipswich, Suffolk, IP4 1FH

Guide: £380,000 – Plus* + FEES

RESTAURANT IN MARINA LOCATION WITH POTENTIAL

Arranged over two floors and offers approximately 90 covers with up to an additional 44 covers overlooking the marina. Vacant – remainder of a 125-year lease from 2014. EPC: B (34).



JOINT AGENTS

Fleurets
Suffolk Property Specialists





Lot 71

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

Guide: £95,000 – £100,000* + FEES

*TWO-BEDROOM GROUND FLOOR
RETIREMENT FLAT*

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



JOINT AGENTS



Lot 72

18 High Street, Cosham, Portsmouth,
PO6 3BZ

Guide: £120,000 – £130,000* + FEES

*SINGLE STOREY COMMERCIAL UNIT ON
HIGH STREET*

Situated close to many local and
national retailers this vacant unit is
ready for occupation. EPC: C (52).



JOINT AGENTS



Lot 73

16 Glenbrook Walk, Fareham,
Hampshire, PO14 3AH

Guide: £200,000 – £210,000* + FEES

*THREE-BEDROOM SEMI-DETACHED
HOUSE WITH GARAGE IN NEED OF
IMPROVEMENT*

Situated in a cul-de-sac. Once
improved, the property will be ideal for
owner occupation or investment. EPC: D
Council Tax: C.



Lot 74

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

Guide: £40,000 – Plus* + FEES

GROUND FLOOR OFFICE FOR INVESTMENT

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

Lot 75

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

Guide: £140,000 – Plus* + 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 76

Broadstairs Memorial Hall & Pottery Studio, Fordoun Road, Broadstairs, Kent, CT10 2BN

Guide: £350,000 – Plus* + FEES

FREEHOLD PROPERTY WITH POTENTIAL

Substantial building let to a theatre company on a five-year term from October 2025, plus vacant smaller building known as The Pottery building. EPC: E (122). Total Floor Area 475 sq.m.



Lot 77

97 Wilson Avenue, Deal, Kent, CT14 9NJ

Guide: £170,000 – £175,000* + FEES

MID-TERRACE HOUSE FOR IMPROVEMENT

Situated in the popular Mill Hill district. Three bedrooms, double glazed windows, off road parking to front and rear garden. EPC: D. Council Tax: B.



Lot 78

3 The Traverse, Bury St. Edmunds,
Suffolk, IP33 1BJ

Guide: £250,000 – £260,000* + FEES

TOWN CENTRE COMMERCIAL INVESTMENT

Arranged as two ground floor retail units, which are let and situated in the heart of historic Bury St. Edmunds. EPCs: TBC.





JOINT AGENTS



Lot 79

23 Belgrave Road, Margate, Kent,
CT9 1XG

Guide: £325,000 – Plus* + FEES

FREEHOLD BLOCK FOR INVESTMENT

Four storey building arranged as four one-bedroom flats, three are offered with vacant possession and one is let on an AST. EPCs: C, D, E & E. Council Tax: A.



Lot 80

The Lodge, Addington Street, Margate,
Kent, CT9 1PN

Guide: £55,000 – Plus* + FEES

PROPERTY WITH POTENTIAL

A two-storey end-terrace property located close to the seafront and Old Town. The property is in good decorative order and has a commercial use, but has been vacant for many years.



Lot 81

38A Nelson Road, Hastings, East Sussex,
TN34 3RZ

Guide: £90,000 – £100,000* + FEES

TWO-BEDROOM SELF-CONTAINED FLAT FOR IMPROVEMENT

Situated close to the town centre, seafront and mainline railway station. EPC: E. Council Tax: A.



Lot 82

20 High Street, Chatham, Kent, ME4 4EP

Guide: £400,000 – Plus* + FEES

MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT

Located in the heart of Chatham town centre, arranged as three self-contained flats and a shop. Let at £31,580 per annum plus vacant flat. EPCs: C, D, E and Commercial: TBC. Council Tax: A.

Lot 83

6 Surbiton Court, Surbiton Grove, Ryde,
Isle Of Wight, PO33 1EB

Guide: £110,000 - Plus* + FEES

*TWO-BEDROOM FLAT WITH SEA VIEWS,
GARDEN AND CAR PARKING FOR
INVESTMENT OR OCCUPATION*

Situated in an elevated position in a popular district of Ryde. Two bedrooms and lovely views towards the town and Solent. EPC: C. Council Tax: B.



Lot 84

7 Royal Parade, Chislehurst, Kent,
BR7 6NR

Guide: £850,000 - Plus* + FEES

*MIXED COMMERCIAL AND RESIDENTIAL
INVESTMENT*

Freehold commercial and residential investment in popular South London suburb. EPC: C. Non Domestic EPC: B (41). Council Tax: C.



JOINT AGENTS



Lot 85

Flat 30, Charlotte Court, The Royal
Seabathing, Canterbury Road, Margate,
Kent, CT9 5NB

Guide: £100,000 - Plus* + FEES

WELL PRESENTED TWO-BEDROOM FLAT

Improvement works have been carried out and the flat is close to the town centre, seafront and railway station. EPC: C. Council Tax: C.



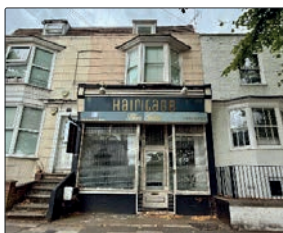
Lot 86

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 87

Ground Floor Flat, 32 East Dean Road, Eastbourne, East Sussex, BN20 8EE

Guide: £155,000 – £165,000* + FEES

TWO-BEDROOM FLAT WITH GARAGE IN NEED OF UPDATING

The flat forms the whole of the ground floor of this purpose-built two storey block. EPC: D. Council Tax: B.



JOINT AGENTS



Lot 88

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

Guide: £245,000 – Plus* + FEES

COMMERCIAL INVESTMENT AND VACANT UPPER FLOORS WITH POTENTIAL

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



Lot 89

93 Bright Ridge, Tunbridge Wells, Kent, TN4 0JN

Guide: £260,000 – £265,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

An end-terrace house, now in need of improvement, situated in a pleasant residential location. EPC: D. Council Tax: C.



JOINT AGENTS



Lot 90

58A Islingword Road, Brighton, BN2 9SL

Guide: £75,000 – £80,000* + FEES

FORMER BUILDERS YARD WITH POTENTIAL (STNC)

Rectangular site that would suit a variety of uses, subject to all necessary consents being obtainable. Excellent local shopping facilities in the immediate vicinity.

Lot 91

25 Slindon Avenue, Peacehaven, East Sussex, BN10 8ET

Guide: £210,000 – £230,000* + FEES

DETACHED BUNGALOW FOR INVESTMENT

Three-bedroom bungalow in good decorative order with contemporary fixtures and fittings. EPC: D. Council Tax: B.



Lot 92

1-2 Alverton Terrace, Penzance, Cornwall, TR18 4JH

Guide: £110,000 – PLUS* + FEES

FREEHOLD COMMERCIAL INVESTMENT

Two storey end-terrace building comprising two commercial units, currently let at £12,950 per annum. EPC: D (79).



Lot 93

Flat 1, Charlotte Court, The Royal Seabathing, Canterbury Road, Margate, Kent, CT9 5NB

Guide: £110,000 – £115,000* + FEES

GROUND FLOOR TWO-BEDROOM FLAT WITH PATIO

Vacant flat close to Margate town centre and its popular seafront. EPC: C. Council Tax: C.



Lot 94

49 Marina, Bexhill-on-Sea, East Sussex, TN40 1BQ

Guide: £75,000 – £80,000* + FEES

GROUND FLOOR OFFICE WITH SEA VIEWS

Town centre commercial investment with unspoilt sea views. EPC: C (72).





Lot 95

61 Tennyson Walk, Northfleet,
Gravesend, Kent, DA11 8LD

Guide: £235,000 – Plus* + FEES

*SEMI-DETACHED HOUSE FOR
IMPROVEMENT*

Three-bedroom house for
improvement with garage and garden,
in popular Northfleet location. EPC: TBC.
Council Tax Band: E.



Lot 96

The Old Parish Rooms, 18 Grange Road,
Shanklin, Isle Of Wight, PO37 6NN

Guide: £105,000 – £115,000* + FEES

*FORMER CHURCH CURRENTLY IN USE AS A
DANCE STUDIO*

Imposing freehold building offered due
to relocation. The accommodation is
split over two floors comprising main
open plan dance hall, lower secondary
teaching space and storage room. EPC:
TBC.

Viewings

Where the Seller allows, viewings for vacant
properties (and some land) are strictly by prior
confirmed appointment.

We conduct accompanied block viewings which
can be booked online using the QR Code or calling.



Book viewings online or call 0345 8500333



Lot 97

66 St. Johns Road, Ryde, Isle Of Wight,
PO33 2RT

Guide: £175,000 – Plus* + FEES

*THREE/FOUR-BEDROOM TWO BATHROOM
HOUSE FOR IMPROVEMENT*

An imposing detached house requiring
upgrading and refurbishment, close to
the railway station and town centre.
EPC: F. Council Tax: C.

Lot 98

Former Office, Tregullov Road,
Falmouth, Cornwall, TR11 2JX
Guide: £20,000 – £25,000* + FEES

*DETACHED FORMER OFFICE WITH
POTENTIAL*

Located on a good size plot in a
predominantly residential area in the
Cornish town of Falmouth. EPC: TBC.



Lot 99

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

Guide: £75,000 – Plus* + FEES

*GROUND FLOOR FLAT FOR REPAIR AND
REFURBISHMENT*

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



Lot 100

3 Mildmay Road, Romford, RM7 7DA

Guide: £150,000 – Plus* + FEES

*COMMERCIAL UNIT FOR REPAIR AND
IMPROVEMENT*

Vacant freehold single-storey building
close to Romford town centre and
station. Potential for commercial use or
residential conversion, subject to all
necessary consents being obtainable.
EPC: TBC.



JOINT AGENTS

Accord
Sales & Lettings



Lot 101

Garages 2-8, Greensey, Ragged
Appleshaw, Andover, Hampshire,
SP11 9HY

Guide: £45,000 – £55,000* + FEES

BLOCK OF SEVEN LOCK-UP GARAGES

Located in the village of Ragged
Appleshaw, a few miles to the west of
the larger town of Andover, these
garages are offered for sale with
vacant possession.





Lot 102

20 The Paddocks, Halesworth, Suffolk,
IP19 8RR

Guide: £135,000 – £140,000* + FEES

*TWO-BEDROOM BUNGALOW IN NEED OF
IMPROVEMENT*

Freehold end-terrace bungalow offered
with off road parking and garage. EPC:
D. Council Tax: B.



Lot 103

Columbine Cottage, 13 New Town,
Uckfield, East Sussex, TN22 5DL

Guide: £130,000 – £140,000* + FEES

*THREE-BEDROOM SEMI-DETACHED
HOUSE FOR REPAIR*

Arranged over three floors and
requiring refurbishment. Front and rear
gardens. Conveniently located with
excellent road links via the A22 and A26.
EPC: TBC. Council Tax: D.



JOINT AGENTS



Lot 104

Flat 1, Abbey Court, 63 Abbey Road,
Torquay, Devon, TQ2 5NN

Guide: £35,000 – Plus* + FEES

FLAT FOR IMPROVEMENT

A one-bedroom lower ground floor flat
for improvement, situated within close
proximity to Torquay town centre and
harbourside. EPC: D. Council Tax: A.



JOINT AGENTS



Lot 105

2 Royston Cottage, Portsmouth Road,
Bursledon, Southampton, SO31 8EQ

Guide: £125,000 – £145,000* + FEES

*THREE-BEDROOM HOUSE IN NEED OF
IMPROVEMENT*

Located in a sought after area for
housing this property will be ideally
suited to an owner occupier or resale
into the local housing market. EPC: F.
Council Tax: C.

Lot 106

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

Guide: £225,000 – Plus* + FEES

*THREE-BEDROOM HOUSE IN NEED OF
IMPROVEMENT*

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



Lot 107

22 Barnet Way, Worthing, West Sussex,
BN13 2QR

Guide: £170,000 – £180,000* + FEES

*THREE-BEDROOM HOUSE IN NEED OF
COMPLETE REFURBISHMENT*

70s style terraced property with front
and rear gardens. Requires updating.
EPC: TBC. Council Tax: B.



Lot 108

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

Guide: £160,000 – Plus* + FEES

*DETACHED CHALET STYLE BUNGALOW ON
GOOD SIZE PLOT*

Two-bedroom bungalow situated in the
sought after village of Mullion on the
Lizard Peninsula. EPC: E. Council Tax
Band: Deleted.



JOINT AGENTS



Lot 109

Flat 7, 39 Spencer Square, Ramsgate,
Kent, CT11 9LD

Guide: £90,000 – Plus* + FEES

VACANT ONE-BEDROOM FLAT

Basement flat located in the attractive
Spencer Square in the centre of
Ramsgate, close to local amenities and
the Royal Marina. EPC: E. Council Tax: A.





Lot 110

60 Pennington Road, Tunbridge Wells,
Kent, TN4 0ST

Guide: £240,000 – £250,000* + FEES

*END-TERRACE HOUSE WITH OFF ROAD
PARKING*

Two-bedroom house with gas heating
via radiators, double glazing and
gardens to front and rear. Off road
parking to front. EPC: D. Council Tax: B.



JOINT AGENTS



Lot 111

25 Exe View, Exminster, Exeter, Devon,
EX6 8AL

Guide: £135,000 – Plus* + FEES

*MID-TERRACE TWO-BEDROOM COTTAGE
FOR IMPROVEMENT*

Well located in Exminster, this property
offers easy access to village amenities
and transport links to Exeter. EPC: D.
Council Tax: C.



Lot 112

11 Marden Avenue, Ramsgate, Kent,
CT12 6EG

Guide: £150,000 – £155,000* + FEES

*MID-TERRACED HOUSE FOR
REFURBISHMENT*

Three-bedroom house in need of
complete refurbishment, close to
Ramsgate mainline railway station. EPC:
D. Council Tax: B.



JOINT AGENTS



Lot 113

1-4 Regent Court, Regent Street,
Rowhedge, Colchester, CO5 7EU

Guide: £300,000 – £350,000* + FEES

*RESIDENTIAL INVESTMENT COMPRISING
UNBROKEN FREEHOLD OF FOUR ONE-
BEDROOM FLATS*

Located in the riverside village of
Rowhedge. Two apartments are let and
the remaining flats are vacant. EPCs: D
and E. Council Tax: A.

Lot 114

53 St. Gregorys Road, Canterbury, Kent,
CT1 1NU

Guide: £200,000 - Plus* + FEES

*TWO-BEDROOM TERRACE HOUSE IN CITY
LOCATION*

Close proximity to Christ Church
University with Cathedral and City
beyond. Gas heating, majority of
windows are double glazed. Off-street
parking to front and rear garden. EPC: D.
Council Tax: B.



Lot 115

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 properties with original features,
located in Ickleton village with easy
access to the M11. EPCs: F. Council Tax: D.



Lot 116

Land Adjacent To Parc An Dix Lane,
Phillack, Hayle, Cornwall, TR27 5AB

Guide: £5,000 - Plus* + FEES

FREEHOLD PARCEL OF WOODLAND

Extending to 0.71 hectares (1.75 acres) in
a sought after residential location.



Lot 117

2 Beaufort Avenue, Ramsgate, Kent,
CT12 6ES

Guide: £160,000 - £180,000* + FEES

*TWO-BEDROOM BUNGALOW FOR
REFURBISHMENT AND REPAIR*

Located on the outskirts of the town
centre, close to a local supermarket,
mainline railway station and a short
distance from the Westwood Cross
shopping centre. EPC: F. Council Tax: B.



JOINT AGENTS

COOKE & CO
A WORD IN THE RIGHT DIRECTION





Lot 118

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 three years these four town centre flats. EPCs: D and E. Council Tax: A.



Lot 119

3 Waterloo Place, Ramsgate, Kent, CT11 8JF

Guide: £80,000 – £90,000* + FEES

HOUSE FOR IMPROVEMENT

One-bedroom semi-detached house in need of some improvement, well located for the town centre of Ramsgate. EPC: E. Council Tax: A.



JOINT AGENTS



Lot 120

2 Buckingham Lodge, Buckingham Place, Brighton, BN1 3PL

Guide: £180,000 – £190,000* + FEES

GROUND FLOOR FLAT FOR INVESTMENT CLOSE CITY CENTRE

Vacant two-bedroom ground floor apartment with balcony with easy access to seafront and mainline station. EPC: E. Council Tax: B.



Lot 121

Flat 1, Dane Court, 20 College Road, St. Albans, Hertfordshire, AL1 5NX

Guide: £125,000 – £135,000* + FEES

GROUND FLOOR APARTMENT FOR IMPROVEMENT

This vacant one bedroom flat is located in St Albans and has off road parking. EPC: D. Council Tax: B.

Lot 122

Brook Cottage, Home Farm, Cockington Village, Torquay, Devon, TQ2 6XA

Guide: £275,000 – Plus* + FEES

DETACHED BARN CONVERSION IN COCKINGTON VILLAGE

Situated in the heart of the picture postcard village of Cockington is this detached three-bedroom cottage, requiring modernisation. EPC: D. Council Tax: E.



JOINT AGENTS



Lot 123

Flat 2, 61 Westgate Bay Avenue, Westgate-on-Sea, Kent, CT8 8SW

Guide: £150,000 – Plus* + FEES

TWO-BEDROOM GROUND FLOOR FLAT WITH PARKING, GARAGE AND USE OF GARDEN

Located in popular Westgate-on-Sea close to local amenities, seafront and mainline railway station. EPC: TBC. Council Tax: A.



JOINT AGENTS



Lot 124

31 Dickens Close, Langley, Maidstone, Kent, ME17 1TB

Guide: £260,000 – £270,000* + FEES

SEMI-DETACHED BUNGALOW FOR REFURBISHMENT

Two-bedroom bungalow in the established village of Langley, which is on the outskirts of the County Town of Maidstone. EPC: E. Council Tax: D.



JOINT AGENTS



Lot 125

26 Canonsleigh Crescent, Leigh-on-Sea, Essex, SS9 1RJ

Guide: £250,000 – Plus* + FEES

MID-TERRACE HOUSE FOR IMPROVEMENT

Three-bedroom house for improvement, allowing the successful buyer the opportunity to redecorate in their own taste and style. Front and rear gardens. EPC: D. Council Tax: C.





JOINT AGENTS



Lot 126

Flat 16, Ward Court, 65 Sea Front,
Hayling Island, Hampshire, PO11 0AL

Guide: £115,000 – £120,000* + FEES

*TWO-BEDROOM TOP FLOOR FLAT WITH
UNINTERRUPTED SEA VIEWS*

An ideal investment or weekend retreat,
with allocated car parking space. EPC: E
Council Tax: C.



JOINT AGENTS



Lot 127

Victoria House, 36 Albion Place,
Maidstone, Kent, ME14 5DZ

Guide: £590,000 – Plus* + FEES

*FORMER OFFICE WITH PLANNING FOR
NINE FLATS*

A two storey building with Planning
Consent for nine flats. Located a short
distance from Maidstone town centre.
EPC: D (79).



Lot 128

1 Shaldon Drive, Ruislip, Middlesex,
HA4 0UJ

Guide: £350,000 – Plus* + FEES

*HOUSE FOR REFURBISHMENT AND
RENOVATION*

Situated in South Ruislip is this three-
bedroom end-terrace house. EPC: G.
Council Tax: D.



Lot 129

2 Ridgeway, Horns Road, Hawkhurst,
Cranbrook, Kent, TN18 4RA

Guide: £240,000 – £245,000* + FEES

HOUSE IN NEED OF REFURBISHMENT

Semi-detached house of non-
traditional construction situated on the
south-eastern outskirts of the popular
village of Hawkhurst in the Weald of
Kent. EPC: D. Council Tax: C.

Lot 130

19 Nash Court Gardens, Margate, Kent,
CT9 4DG

Guide: £200,000 – Plus + FEES**

*SEMI-DETACHED HOUSE FOR
REBURBISHMENT*

Located on the outskirts of Margate town centre, close to the Queen Elizabeth The Queen Mother hospital and a short distance from the popular Westward Cross shopping area. EPC: E. Council Tax: C.



JOINT AGENTS



Lot 131

4 Greenview Walk, Gillingham, Kent,
ME7 2DD

Guide: £110,000 – £120,000 + FEES**

TWO-BEDROOM FLAT FOR IMPROVEMENT

Situated on the first floor of this purpose-built block which is located equidistant between the centre of Gillingham and Rainham, with mainline railway stations. EPC: D. Council Tax: A.



JOINT AGENTS



Lot 132

11 Coronation Road, Exeter, Devon,
EX2 5BZ

Guide: £170,000 – Plus + FEES**

*TWO-BEDROOM HOUSE FOR
IMPROVEMENT*

Mid-terrace house in Wonford close to shops, schools, hospital and the City centre. EPC: F. Council Tax: B.



Lot 133

62 Trafalgar Street, Gillingham, Kent,
ME7 4RN

Guide: £160,000 – Plus + FEES**

*MID-TERRACE HOUSE FOR
REFURBISHMENT*

A two-bedroom property close to the mainline railway station and the Medway Maritime hospital. EPC: D. Council Tax: B.



JOINT AGENTS





JOINT AGENTS



Lot 134

1 Pelham Road, Cowes, Isle Of Wight,
PO31 7DS

Guide: £170,000 – £190,000* + FEES

HOUSE FOR IMPROVEMENT

Large end-terrace house in popular
town. EPC: D. Council Tax: B.



Lot 135

8 Weigall Place, Ramsgate, Kent,
CT11 0BB

Guide: £180,000 – £200,000* + FEES

THREE-BEDROOM END-TERRACE HOUSE

Located on the outskirts of Ramsgate
town centre. The property requires
some modernisation. EPC: D. Council
Tax: B.



JOINT AGENTS



Lot 136

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

Guide: £180,000 – Plus* + 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.



Lot 137

22 Tritton Gardens, Dymchurch, Romney
Marsh, Kent, TN29 0NA

Guide: £220,000 – Plus* + FEES

*DETACHED BUNGALOW FOR
IMPROVEMENT*

Three-bedroom detached bungalow in
popular residential area. Garage, front
and rear gardens. EPC: D. Council Tax: D.

Lot 138

Sycamore Cottage, The Street, Acol,
Birchington, Kent, CT7 0JA

Guide: £250,000 – £275,000* + FEES

*ATTRACTIVE COTTAGE WITH PERMISSION
FOR LARGE EXTENSION*

Detached cottage with Planning
Permission for a large rear extension.

EPC: G. Council Tax: B.



Lot 139

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 140

34B Nelson Road, Hastings, East Sussex,
TN34 3RZ

Guide: £100,000 – £110,000* + FEES

TWO-BEDROOM FLAT FOR INVESTMENT

Located close to the town centre,
mainline railway station and seafront.
Let on an AST at £10,800 per annum,
offering an immediate investment
opportunity. EPC: D. Council Tax: A.



Lot 141

60A & 60B Baker Street, Rochester, Kent,
ME1 3DW

Guide: £180,000 – £185,000* + FEES

*VACANT PAIR OF FLATS FOR
REFURBISHMENT*

Three storey end-terrace property
arranged as a self-contained flat on
the lower ground floor and a
maisonette above which are both in
need of refurbishment. EPCs: TBC.
Council Tax: A.



JOINT AGENTS


Stonewell Estates





JOINT AGENTS



Lot 142

11 Treloweth Terrace, Park Bottom,
Redruth, Cornwall, TR15 3XW

Guide: £110,000 – Plus* + FEES

*TWO-BEDROOM COTTAGE FOR
UPDATING*

An end-terrace cottage with enclosed rear garden backing onto open countryside. Village location. EPC: F. Council Tax: B.



Lot 143

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

Guide: £80,000 – £85,000* + FEES

FIRST FLOOR FLAT FOR INVESTMENT

Producing an income of £10,200 per annum and considered ideal for addition to a lettings portfolio. EPC: C. Council Tax: A.



Lot 144

52 Norman Road, Tunbridge Wells, Kent,
TN1 2RT

Guide: £238,000 – £240,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

A mid-terrace house situated close to the town centre and mainline railway station. Requires improvement and has a gas heating system via radiators. EPC D. Council Tax: C.



JOINT AGENTS



Lot 145

1A The Mead, Laindon, Basildon, Essex,
SS15 6JE

Guide: £200,000 – £220,000* + FEES

*TWO-BEDROOM BUNGALOW IN NEED OF
IMPROVEMENT*

Located in the popular residential area of Laindon is this two-bedroom end-terrace bungalow requiring some improvement/refurbishment. EPC: D. Council Tax: B.

Lot 146

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

Guide: £60,000 – Plus* + FEES

DETACHED BUILDING WITH PLANNING

The property has permission for Change of Use from community office building to a dwellinghouse, subject to conditions. EPC: C (75).



JOINT AGENTS



Lot 147

63 Raphael Road, Gravesend, Kent, DA12 2PN

Guide: £170,000 – £180,000* + FEES

HOUSE IN NEED OF IMPROVEMENT WITH RENTAL POTENTIAL

Three-bedroom mid-terrace house for general improvement. Gas heating, double glazing and rear garden adjoining elevated railway. Ideal buy-to-let investment. EPC: E. Council Tax: B.



JOINT AGENTS



Lot 148

100 Ringden Avenue, Paddock Wood, Tonbridge, Kent, TN12 6EG

Guide: £115,000 – £120,000* + FEES

GROUND FLOOR FLAT IN NEED OF REFURBISHMENT

Convenient for the town centre and mainline railway station. EPC: E. Council Tax: A.



Lot 149

Broom House, Dene House & Greencroft, Oxenden Street, Herne Bay, Kent, CT6 8TD

Guide: £100,000 – £120,000* + FEES

FREEHOLD INVESTMENT INCLUDING VACANT FLAT

Residential investment of four flats sold on long leases plus one maisonette offered with vacant possession, along with the freehold. EPC: D. Council Tax: A.



JOINT AGENTS

WILBEE & SON





JOINT AGENTS



Lot 150

14 Scorrier Street, St. Day, Redruth,
Cornwall, TR16 5LH

Guide: £70,000 – Plus* + FEES

*TWO FLATS FOR UPDATING WITH PARKING
AND GARDEN*

Mid-terrace house divided into two
self-contained flats for updating.
Shared garden and parking. EPCs: E.
Council Tax: A.



JOINT AGENTS



Lot 151

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

Guide: £175,000 – Plus* + 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.



Lot 152

23 Holly Road, St. Marys Bay, Romney
Marsh, Kent, TN29 0XB

Guide: £190,000 – £200,000* + FEES

TWO-BEDROOM BUNGALOW

Semi-detached bungalow in need of
improvement or, possibly,
reconfiguration, subject to all necessary
consents being obtainable. EPC: D.
Council Tax: C.



Lot 153

Bridge House, Basted, Borough Green,
Sevenoaks, Kent, TN15 8PS

Guide: £750,000 – Plus* + FEES

*OFFICE WITH PLANNING FOR THREE
HOUSES*

Detached former office in an Area of
Outstanding Natural Beauty. A short
distance from the local pub and within
easy reach of Borough Green railway
station, Sevenoaks and M26 motorway.
EPC: D (95).

Lot 154

52 Oxford Crescent, Clacton-on-Sea,
Essex, CO15 3PY

Guide: £120,000 – £130,000* + FEES

*TWO-BEDROOM END-TERRACE HOUSE
FOR IMPROVEMENT*

This established end terrace property
has a garden to rear and potential for
improvement. EPC: E. Council Tax: B.



Lot 155

93 Hightown Road, Ringwood,
Hampshire, BH24 1NJ

Guide: £260,000 – £280,000* + FEES

*CHALET BUNGALOW FOR COMPLETE
RENOVATION*

On a generous plot in an attractive
town. EPC: E. Council Tax: D.



JOINT AGENTS



Lot 156

Flat 6, Ireland Court, 19 Dering Road,
Ashford, Kent, TN24 8DB

Guide: £95,000 – Plus* + FEES

WELL PRESENTED FIRST FLOOR FLAT

A one-bedroom self-contained flat
located in a purpose built block a short
distance from Ashford town centre with
its various local and national retailers.
EPC: C. Council Tax: B.



JOINT AGENTS



Lot 157

205 Hunts Pond Road, Fareham,
Hampshire, PO14 4PJ

Guide: £170,000 – £190,000* + FEES

*SEMI-DETACHED TWO-BEDROOM HOUSE
FOR INVESTMENT OR OCCUPATION*

Situated close to local parks and
schools the property is ideally suited to
owner occupation or addition to an
investment portfolio. EPC: D. Council
Tax: B.



JOINT AGENTS





Lot 158

62 Coniston Road, Folkestone, Kent,
CT19 5JQ

Guide: £180,000 – £190,000* + FEES

*THREE-BEDROOM DETACHED HOUSE FOR
TOTAL REFURBISHMENT*

The property has a front garden
incorporating a driveway to garage
and rear garden. EPC: D. Council Tax: D.



Lot 159

Flat 1, 18 Pevensey Road, St. Leonards-
on-Sea, East Sussex, TN38 0LF

Guide: £180,000 – Plus* + FEES

FLAT FOR REFURBISHMENT

Substantial lower ground floor flat for
modernisation and refurbishment with
potential for reconfiguration, subject to
consents. EPC: D. Council Tax: A.



JOINT AGENTS



Lot 160

9 Mermaid Street, Rye, East Sussex,
TN31 7ET

Guide: £320,000 – £330,000* + FEES

*MID-TERRACE HOUSE FOR
REFURBISHMENT IN DESIRABLE LOCATION*

Located a short distance from the high
street with its various local retailers,
supermarkets, schools and railway
station.

EPC: TBC. Council Tax: E.



Lot 161

16 Mead Close, Romsey, Hampshire,
SO51 5QX

Guide: £200,000 – £220,000* + FEES

THREE-BEDROOM HOUSE WITH GARAGE

House in attractive market town. For
owner occupation or investment. EPC:
C. Council Tax: C.

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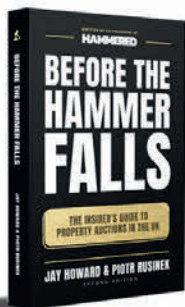
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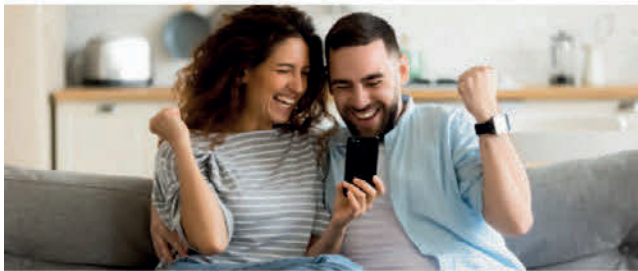
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