



# AUCTION

**11th February 2026**

**Online Bidding Commences  
9th February 2026**



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### 2026 Auction Calendar

AUCTION DATE	ENTRIES CLOSE
<b>26th March</b>	2nd March
<b>7th May</b>	13th April
<b>17th June</b>	22nd May
<b>23rd July</b>	29th June
<b>24th September</b>	1st September
<b>5th November</b>	12th October
<b>15th December</b>	23rd November

## Welcome to our Auction Preview

During the last few months of 2025, the property market, on the whole, suffered from indecision due to leaks regarding potential changes surrounding the budget, especially in respect of changes to Tax and Stamp Duty, to name just a couple.

In reality, there were minimal increases in the property market, which showed a surge of interest after the budget was finally delivered and, as we enter 2026, this has culminated in a fantastic array of 177 lots being gathered over the past few weeks.

Within the following pages there are truly great opportunities for all budgets, whether you are looking for investment, occupation, development or a chance to own some woodland. We have also received instructions to commence marketing on a few properties prior to offering them in future auctions and these can be found on our website.

One such example is detailed on Pages 4 and 5 of this



Preview Catalogue being a Country Estate set in over 20 acres comprising a five-bedroom manor house, wedding venue with seven-bedroom house, six Eco lodges, five cottages, two tennis courts, workshop and ancillary accommodation, which is located in Saltwood.

I wish you happy bidding and, as always, we are here to answer your queries.

A handwritten signature in black ink, appearing to read "James Emson".

James Emson  
FNAEA FNAEA

## DECEMBER RESULTS

**Our December auction raised £22 million for our Sellers.  
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.**



## PRELIMINARY ANNOUNCEMENT

**TO BE OFFERED IN OUR  
26 MARCH AUCTION**

**Bidding Commences Tuesday, 24th March  
Ending on Thursday, 26th March**

**Hayne Barn Estate, Saltwood,  
Hythe, Kent, CT21 4EH**

**Guide Price £4.5 Million-£5 Million**

## COUNTRY ESTATE SET IN OVER 20 ACRES

Five-bedroom Manor House; Wedding Venue with Seven-bedroom House; Six Eco-Lodges; Five Cottages; Two Tennis Courts; Workshop and Ancillary Accommodation



## **PRELIMINARY ANNOUNCEMENT CONTD.**

The Hayne Barn Estate is located at the end of a no-through road, off Grange Road, to the north of the village of Saltwood and nestles in nine hectares (22.2 acres).

The estate offers, perhaps, a once-in-a-lifetime opportunity with potential for a variety of uses and possible enhancement of the Eco lodges, cottages and other buildings on site, subject to all necessary consents being obtainable. Alternatively, it could lend itself to a wellness retreat or leisure facility, again, subject to consents being obtainable.



Please refer to our website for Council Tax Bands and Commercial and Residential EPC ratings.

**Offered Freehold with Part Vacant Possession.**

**FOR ENQUIRIES CONTACT  
JAMES EMSON OR  
KEVIN GILBERT  
01622 608400**





JOINT AGENTS



## Lot 1

12 Connaught House, Connaught Avenue, Frinton-on-Sea, Essex, CO13 9AA

**Guide: £125,000 - Plus\* + FEES**

**TWO-BEDROOM TOP FLOOR APARTMENT IN COASTAL LOCATION**

This vacant second floor flat is located in the popular Frinton-on-Sea. It offers links to the A120 which links to the A12 motorway. Offered leasehold with vacant possession. EPC: E. Council Tax: B.



JOINT AGENTS



## Lot 2

Land West of New Bypass, Watermill Lane, Bexhill-on-Sea, East Sussex, TN39 5JA

**Guide: £80,000 - Plus\* + FEES**

**APPROXIMATELY 3.60 ACRES OF LAND**

Freehold land on the outskirts of Bexhill just off Watermill Lane. May offer potential for future development, subject to all necessary consents being obtainable.



## Lot 3

57 & 59 Danbrook Road, Streatham, London, SW16 5JY

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

**FREEHOLD RESIDENTIAL INVESTMENT**

Period property divided into two flats, one sold on a long lease and the other let under a Regulated Tenancy. Close to Streatham High Road and within close proximity to local facilities. EPC: D. Council Tax: C.



## Lot 4

Garages 1-10 Brownhill Road, North Baddesley, Southampton, SO52 9EY

**Guide: £30,000 - £35,000\* + FEES**

**TEN LOCK-UP GARAGES**

Located in the village of North Baddesley. The garages are considered ideal for letting in the local marketplace.

## Lot 5

31 Chalkpit Hill, Chatham, Kent, ME4 5SU

**Guide: £145,000 – £150,000\* + FEES**

### HOUSE FOR REFURBISHMENT

Mid-terrace bay-fronted house for refurbishment, in a convenient location for the town centre and mainline railway. EPC: D. Council Tax: B.



JOINT AGENTS



## Lot 6

1423 Westbeach Holiday Resort, Bath Hotel Road, Westward Ho!, Bideford, Devon, EX31 1LE

**Guide: £45,000 – Plus\* + FEES**

### TOP FLOOR HOLIDAY APARTMENT WITH SEA VIEWS

Two-bedroom holiday apartment within close proximity of Westward Ho! Beach located on Bath Hotel Road and easily accessible for all amenities on Nelson Road. EPC: D.



## Lot 7

1 Woodhall Farm Cottage, Chignal Smealey, Chelmsford, Essex, CM1 4SU

**Guide: £290,000 – Plus\* + FEES**

### SEMI-DETACHED FARM COTTAGE FOR IMPROVEMENT

Three-bedroom cottage in a farmland setting on the outskirts of Chelmsford. EPC: D. Council Tax: C.



JOINT AGENTS



## Lot 8

14 Carisbrooke Road, Newport, Isle Of Wight, PO30 1BL

**Guide: £150,000 – Plus\* + FEES**

### SHOP AND TWO-BEDROOM FLAT FOR INVESTMENT

Three storey building with investment potential. Good income from the flat and scope to add additional income with the letting of the shop. EPC: E (123) and E. Council Tax: A.



JOINT AGENTS





## Lot 9

Ground Rents, 61 & 63 Danbrook Road, Streatham, London, SW16 5JY

**Guide: £3,000 - Plus\* + FEES**

### FREEHOLD GROUND RENTS

This ground rent investment is divided into two flats both sold on 125-year leases. The leaseholders have not reserved their rights.



## Lot 10

Garages 37-42 & 44-47 North Acre, Longparish, Andover, Hampshire, SP11 6QX

**Guide: £35,000 - £40,000\* + FEES**

### GARAGE SITE WITH 10 LOCK-UP GARAGES

An entire block of four garages together with six further gardens in opposite block. Freehold with vacant possession.



## Lot 11

Cavendish Villas, 23-25 Cavendish Street, Ramsgate, Kent, CT11 9AL

**Guide: £250,000 - Plus\* + FEES**

### ATTRACTIVE PERIOD BUILDING WITH POTENTIAL

An attractive vacant property with accommodation over three floors located in Ramsgate town centre close to local amenities and a short distance from its popular Royal Marina.

EPC: D (93).



## Lot 12

26 Prices Avenue, Margate, Kent, CT9 2NT

**Guide: £295,000 - £350,000\* + FEES**

### SUBSTANTIAL SIX-BEDROOM HOUSE FOR TOTAL REFURBISHMENT

The property is arranged over three floors and now requires total refurbishment. The rooms are a good size and some period features remain inc. fireplaces. EPC: E. Council Tax: E.



## Lot 13

Land Adjacent To 6 Gurnick Estate,  
Newlyn, Penzance, Cornwall, TR18 5DU  
**Guide: £5,000 - Plus\* + FEES**

*PARCEL OF LAND BOASTING BEAUTIFUL  
SEA VIEWS*

Freehold land extending to 0.04 hectares (0.11 acres) in a popular residential location boasting fantastic views over Newlyn harbour, Mounts Bay and beyond to St Michaels Mount.



## Lot 14

Ground Rents, Gower Court, Wilfred Road, Ramsgate, Kent, CT11 7RB

**Guide: £20,000 - £22,000\* + FEES**

*FREEHOLD GROUND RENTS*

A freehold ground rent investment comprising two maisonettes, both sold on 99-year leases from 1972 (approx 46 unexpired). The Leaseholders have not reserved their rights.



## Lot 15

Garage 8, Roman Way, Andover, Hampshire, SP10 5JU

**Guide: £4,000 - Plus\* + FEES**

*SINGLE LOCK-UP GARAGE*

This single lock-up garage is located on the end of a row of garages in a popular residential estate in Andover.



## Lot 16

40B Belle Hill, Bexhill-on-Sea, East Sussex, TN40 2AG

**Guide: £28,000 - £30,000\* + FEES**

*COMMERCIAL UNIT WITH POTENTIAL*

Ground floor commercial unit assessed for business rates and offering potential for alternative use, subject to all necessary consents being obtainable.

EPC: TBC.





## Lot 17

35 Albert Road, Deal, Kent, CT14 9RB

**Guide: £190,000 - Plus\* + FEES**

**ATTRACTIVE BAY FRONTED HOUSE IN POPULAR LOCATION**

Two-bedroom terrace house conveniently located to the west of Deal town centre and seafront. EPC: C. Council Tax: B.



## Lot 18

Land Off Trencrem Lane, Carbis Bay, St. Ives, Cornwall, TR26 2TA

**Guide: £1,000 - Plus\* + FEES**

**FREEHOLD PARCEL OF LAND IN POPULAR COASTAL VILLAGE**

Situated centrally within the sought after coastal village of Carbis Bay is this small parcel of land which previously had a toilet bloc in situ but has since been demolished.



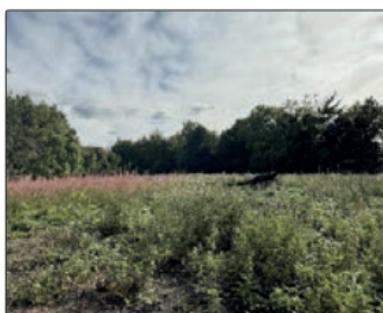
## Lot 19

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 20

The Site Of The Former Upper Bell Inn Car Park, Chatham Road, Chatham, Kent, ME5 9QX

**Guide: £450,000 - £460,000\* + FEES**

**VALUABLE FREEHOLD RESIDENTIAL SITE FOR THREE NEW HOMES**

Extending to 0.52 acres and comprising the former car park of the Upper Bell Public House. Planning granted for three detached houses, each with four bedrooms.

## Lot 21

41B Albert Street, Tunbridge Wells, Kent, TN1 2QH

**Guide: £110,000 – £120,000\* + FEES**

### *GARDEN FLAT FOR IMPROVEMENT*

One-bedroom self-contained garden flat a short distance from Tunbridge Wells town centre with its wide range of amenities and mainline railway station. EPC: C. Council Tax: B.



JOINT AGENTS

**KEMSLEY**  
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[www.kemsley.com](http://www.kemsley.com)



## Lot 22

Land Fronting Esplanade, Sandown, Isle Of Wight, PO36 8LB

**Guide: £95,000 – Plus\* + FEES**

### *SEAFRONT LAND WITH POTENTIAL*

This ribbon of land fronts Sandown Seafront and links the land fronting either end of the Former Ocean Hotel. Vehicular Access via Esplanade Rd.



JOINT AGENTS

**Hose  
Rhodes  
Dickson**



## Lot 23

Garage, 2 Green Court Road, Crockenhill, Swanley, Kent, BR8 8JG

**Guide: £13,000 – Plus\* + FEES**

### *GARAGE WITH DRIVEWAY*

Located in the small commuter village of Crockenhill, just south of Swanley town centre and close to local shops.



## Lot 24

49 Seaside, Eastbourne, East Sussex, BN22 7NB

**Guide: £300,000 – £325,000\* + FEES**

### *FORMER SHOWROOM WITH DEVELOPMENT POTENTIAL (STNC)*

Prominent road frontage and the seafront is accessible with its shopping facilities and mainline railway station. Excellent road links. EPC: TBC.



JOINT AGENTS

**Sussex  
Commercial**





JOINT AGENTS



## Lot 25

255 Queenborough Road, Minster on Sea, Sheerness, Kent, ME12 3EW

**Guide: £220,000 – £240,000\* + FEES**

*DETACHED BUNGALOW FOR REFURBISHMENT AND REPAIR*

Located on a good size plot. There may be potential to reconfigure or extend subject to all necessary consents being obtainable. EPC: D. Council Tax: D.



## Lot 26

Plot A6, Shernfold Wood, Flimwell, Wadhurst, East Sussex, TN5 7PX

**Guide: £12,000 – Plus\* + FEES**

*0.29 ACRES OF FREEHOLD WOODLAND*

Freehold parcel of woodland extending to approximately 0.11 hectares (0.29 acres), situated in the village of Kilndown and benefitting from year-round vehicular and pedestrian rights of way.



## Lot 27

Garages Rear Of 23-33 Curtis Road, Epsom, Surrey, KT19 0LN

**Guide: £110,000 – £120,000\* + FEES**

*ELEVEN GARAGES WITH COURTYARD IN RESIDENTIAL AREA*

A collection of 11 garages in two blocks, one of seven and one of four, situated in an established residential area.



## Lot 28

St John Ambulance Building, Guildhall Road, Penzance, Cornwall, TR18 2QR

**Guide: £95,000 – Plus\* + FEES**

*VACANT DETACHED BUILDING WITH POTENTIAL AND CAR PARK LET ON A 10-YEAR LEASE*

Substantial detached property, most recently used as an office, and a car park which is producing an income of £5,750 per annum. EPC: E (108).

## Lot 29

196 Elms Vale Road, Dover, Kent, CT17 9PP

**Guide: £155,000 – £165,000\* + FEES**

**THREE-BEDROOM SEMI-DETACHED HOUSE FOR IMPROVEMENT**

Popular area. Majority of windows double glazed and gas heating system via radiators. Off road parking to front. EPC: D. Council Tax: C.



## Lot 30

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

**Guide: £135,000 – £145,000\* + 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

 **Megan Baker**  
Estate Agents



## Lot 31

25 Havelock Road, Hastings, East Sussex, TN34 1BP

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

**COMMERCIAL UNIT OVER FOUR FLOORS OF PROPERTY**

Centrally located and fronting Havelock Road in the town centre, close to major retailers, Priory Meadow Shopping Centre, mainline railway station and East Sussex College Hastings. EPC:TBC.



JOINT AGENTS

**SCOTT ESTATES**  
MANAGEMENT LTD



## Lot 32

Ramsgate Youth Centre, High Street, St. Lawrence, Ramsgate, Kent, CT11 0QG

**Guide: £500,000 – Plus\* + FEES**

**TWO SINGLE STOREY BUILDINGS, OPEN AIR SPORTS COURT AND PARKING AREA ON ALMOST AN ACRE PLOT WITH POTENTIAL**

Future redevelopment potential, subject to all necessary consents being obtainable. EPC Rating E (115) 508 sq.m.



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07968 780712



## PRELIMINARY ANNOUNCEMENT

### TO BE OFFERED IN OUR 26 MARCH AUCTION

Bidding Commences Tuesday, 24th March  
Ending on Thursday, 26th March

**27 Pelham Road, Gravesend,  
Kent, DA11 0HU**

**Guide Price £900,000 Plus**

**SUBSTANTIAL DETACHED HMO WITH  
EXTENSIVE GROUNDS, OUTBUILDINGS  
AND PARKING FOR INVESTMENT**



**Currently let at £91,200 per annum  
Plus vacant garage**

A substantial and imposing detached property arranged over the basement, ground, first and second floors. Currently operating as a licenced House of Multiple Occupation (HMO) for up to nine persons or eight households.

The building is situated in a well regarded and highly accessible location, close to Gravesend town centre.

Residential EPC Ratings: C, D & E.

**Freehold with part vacant possession.**

**FOR ENQUIRIES CONTACT  
RUSSELL HAWKES  
01622 608400**





### Lot 33

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 34

101 East Street, Sittingbourne, Kent, ME10 4BL

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

**VACANT MIXED COMMERCIAL AND RESIDENTIAL PROPERTY**

Arranged as a shop on the ground floor and self-contained studio flat on the first floor. Convenient for the High Street. Commercial EPC: C (72). Residential EPC: E.



JOINT AGENTS



### Lot 35

8 Beaufort Walk, Maidstone, Kent, ME15 9PJ

**Guide: £130,000 - £135,000\* + FEES**

**HOUSE IN NEED OF IMPROVEMENT**

A mid-terrace house of non-traditional construction in need of improvement. Gas heating system via radiators. EPC: C. Council Tax: A.



### Lot 36

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 cliffland with truly stunning views over Porthkidney beach and over towards Hayle beach.



## Lot 37

10, 14 & 14A Tower Road West, St. Leonards-on-Sea, East Sussex, TN38 0RQ

**Guide: £700,000 - Plus\* + FEES**

**SUBSTANTIAL MIXED USE BUILDING WITH POTENTIAL**

A commercial unit arranged over four floors, three-bedroom maisonette, one-bedroom lower ground floor flat, warehouse unit over two floors and row of six terraced garages. EPCs: E and D.



JOINT AGENTS



## Entries Invited for Auctions throughout the year

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



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## Lot 38

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 39

Land on the North Side Of 1 Penponts Close, Alverton, Penzance, Cornwall, TR18 4PT

**Guide: £1,500 - £2,000\* + FEES**

**FREEHOLD LAND**

Situated in the popular Cornish town of Penzance is this freehold parcel of land. Any future use of the site would be subject to all necessary consents being obtainable.





## Lot 40

40 Molesworth Road, Stoke, Plymouth,  
Devon, PL1 5NA

**Guide: £50,000 - Plus\* + FEES**

### COMMERCIAL INVESTMENT

Situated in an attractive building within a terrace of local shops. Let on a Law Society Lease from Oct 2021 to September 2028 at £6,000 per annum. EPC: C (57).



## Lot 41

4 Angel Gate, Harwich, Essex, CO12 3EJ

**Guide: £100,000 - £120,000\* + FEES**

### THREE-BEDROOM END-TERRACE COTTAGE FOR IMPROVEMENT

Situated in the port town of Harwich with rich local history and close to the beach. EPC: D. Council Tax: B.



## Lot 42

The Old Forge, Canterbury Road,  
Faversham, Kent, ME13 8LY

**Guide: £200,000 - Plus\* + FEES**

### PLANNING PERMISSION FOR A PAIR OF HOUSES

A freehold site on the outskirts of Faversham town centre with permission for the development of a pair of semi-detached houses.



## Lot 43

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

**Guide: £55,000 - £60,000\* + FEES**

### GROUND FLOOR OFFICE WITH SEA VIEWS

Commercial investment conveniently located within Bexhill town centre. Occupied by a local firm of estate agents for many years. EPC: C (72).

## Lot 44

33 Green Lane, Crawley, West Sussex, RH10 8JX

**Guide: £250,000 – Plus\* + FEES**

*SEMI-DETACHED HOUSE IN NEED OF MODERNISATION*

1950s style three-bedroom house arranged over two floors. A large light and spacious accommodation with garden and driveway to front. EPC: F. Council Tax: D.



## Lot 45

Land To East Of Kilndown Poultry Farm, Plot 1, Kilndown Road, Flimwell, Wadhurst, East Sussex, TN5 7PX

**Guide: £25,000 – Plus\* + FEES**

*0.59 ACRES OF FREEHOLD WOODLAND*

Freehold woodland plot extending to approximately 0.58 acres, situated in the village of Kilndown and enclosed by stakes and stock fencing, with access via a five-bar gate.



## Lot 46

6 Pike Street, Liskeard, Cornwall, PL14 3JE

**Guide: £47,500 – Plus\* + FEES**

*THREE STOREY TOWN CENTRE COMMERCIAL UNIT WITH POTENTIAL*

A substantial terraced vacant commercial property situated in Liskeard town centre, offering potential for residential conversion. EPC: D (87).



## Lot 47

Land Adjacent to 43 Castle View, Castle View, St. Stephens, Saltash, Cornwall, PL12 4RD

**Guide: £1,500 – Plus\* + FEES**

*FREEHOLD LAND*

Situated in the Cornish town of Saltash and located in a predominantly residential area is this freehold parcel of land extending to approximately 0.02 hectares (0.04 acres).





## Lot 48

Land Lying To The South Of Church Street, Higham, Rochester, Kent, ME3 7LP

**Guide: £400,000 - Plus\* + FEES**

**SUBSTANTIAL AGRICULTURAL HOLDING WITH BUILDINGS**

Over 27 acres of agricultural and amenity land, with existing buildings, in a semi-rural edge of village location.



## Lot 49

244-246 Kingston Road, Portsmouth, PO2 7LR

**Guide: £225,000 - £240,000\* + FEES**

**FREEHOLD MIXED USE COMMERCIAL RESIDENTIAL**

Substantial property located close to the M275 and International ferry and freight ports. Comprises vacant retail with two fully let flats above. EPCs: C (69) and C. Council Tax: A and B.



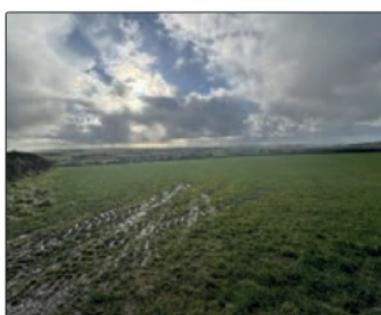
## Lot 50

58 Nottage Crescent, Braintree, Essex, CM7 2TT

**Guide: £50,000 - Plus\* + FEES**

**TWO-BEDROOM RETIREMENT FLAT IN NEED OF IMPROVEMENT**

First floor retirement flat within easy reach of Braintree town centre. The building has a lift and concierge. EPC: D. Council Tax: B.



## Lot 51

Plot G, Roserrow Farm, St. Minver, Wadebridge, Cornwall, PL27 6QT

**Guide: £120,000 - Plus\* + FEES**

**7.63 ACRES OF AGRICULTURAL LAND IN A DESIRABLE LOCATION**

Fantastic opportunity to acquire this parcel of land situated in an extremely popular and sought after area.



## Lot 52

Land Ackholt Road, Aylesham,  
Canterbury, Kent, CT3 3AJ

**Guide: £300,000 - Plus\* + FEES**

**OVER ONE ACRE FREEHOLD SITE WITH  
POTENTIAL**

Close to mainline railway station. May be suitable for residential, commercial or car parking, subject to all necessary consents being obtainable.



## Lot 53

11 Maple Avenue, Gillingham, Kent,  
ME7 2NT

**Guide: £220,000 - Plus\* + FEES**

**FREEHOLD PROPERTY ARRANGED AS TWO  
FLATS**

Mid-terrace house arranged as a pair of one-bedroom flats, located on the outskirts of Gillingham town centre and a short distance from its mainline railway station. EPCs: C. Council Tax: A.



JOINT AGENTS

**Perry & Partners**



## Lot 54

Land South of Spring Lane, New Milton,  
Hampshire, BH25 5QB

**Guide: £18,000 - £22,000\* + FEES**

**WOODLAND IN THE NEW FOREST**

Freehold woodland with road frontage.



## Lot 55

7 Scarborough Road, Torquay, Devon,  
TQ2 5UJ

**Guide: £145,000 - Plus\* + FEES**

**FORMER ROYAL AIR FORCE ASSOCIATION  
CLUB WITH POTENTIAL**

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



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## Lot 56

Flat 14, Coastguard Cottages, Victoria Parade, Ramsgate, Kent, CT11 8DU

**Guide: £150,000 - Plus\* + FEES**

**TWO-BEDROOM FLAT WITH SEA VIEWS**

A vacant flat in an attractive terrace with uninterrupted sea views. The flat now requires refurbishment EPC: D. Council Tax: A



## Lot 57

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 58

Whitehouse, Mackenders Lane, Eccles, Aylesford, Kent, ME20 7HX

**Guide: £220,000 - £240,000\* + FEES**

**DOCTORS SURGERY WITH VACANT UPPER PARTS OFFERING POTENTIAL**

Detached building with vacant upper parts offering potential for residential conversion, subject to all necessary consents being obtainable. EPCs: TBC.



## Lot 59

Flat 1, Ivanhoe, 47 Second Avenue, Frinton-on-Sea, Essex, CO13 9LY

**Guide: £250,000 - Plus\* + FEES**

**NEWLY REFURBISHED TWO-BEDROOM FLAT IN COASTAL LOCATION**

Lower floor two-bedroom flat located in the coastal town of Frinton-on-Sea, known for its clean, sandy beaches and rainbow coloured beach huts. EPC: E. Council Tax: D.

## Lot 60

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 61

22 Highcroft Green, Maidstone, Kent, ME15 9PN

**Guide: £130,000 - £135,000\* + FEES**

**HOUSE IN NEED OF IMPROVEMENT**

A mid-terrace house of non-traditional construction for improvement. Gas heating system via radiators. EPC: C. Council Tax: A.



## Lot 62

Rosemead, Harbour View Road, Newhaven, East Sussex, BN9 9TT

**Guide: £700,000 - £750,000\* + FEES**

**DETACHED HOUSE WITH SEA VIEWS PLUS ADJOINING LAND WITH PLANNING**

Planning for redevelopment of the site for a terrace of three, three-bedroom houses and two, four-bedroom semi-detached houses, subject to conditions. EPC: D. Council Tax: D.



## Lot 63

Land Off Longacre Road, Singleton, Ashford, Kent, TN23 5FS

**Guide: £480,000 - Plus\* + FEES**

**1.4 ACRE SITE WITH PLANNING PENDING FOR NINE HOUSES**

Essentially level site in the Singleton area of Ashford close to Great Chart Primary School and south west of Ashford, with its comprehensive facilities including International railway station.





## Lot 64

Blackburn Lodge, Broadway, Sheerness, Kent, ME12 1TS

**Guide: £500,000 - Plus\* + FEES**

**SUBSTANTIAL PREMISES WITH CAR PARK AND POTENTIAL ON ONE ACRE PLOT**

Former care home with potential for alternative commercial or residential use, subject to all necessary consents being obtainable. EPC: C (69). Total floor area 2,126 sq.m.



## Lot 65

13 Linden Road, Gillingham, Kent, ME7 2PQ

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

**FIVE-BEDROOM HOUSE OF MULTIPLE OCCUPATION**

A five-bedroom House of Multiple Occupation located in Gillingham town centre. EPC: D. Council Tax: B.



## Lot 66

Former Coach House, Rear of 5 The Parade, Minehead, Somerset, TA24 5UF

**Guide: £42,000 - Plus\* + FEES**

**FORMER COACH HOUSE WITH PLANNING PERMISSION FOR CONVERSION TO FORM A TWO STOREY SINGLE DWELLING**

Situated in a town centre location. Minehead is a busy seaside town on the North Somerset coast, a popular holiday destination.



## Lot 67

Former Training Centre, Tivoli Brooks, Tivoli Road, Margate, Kent, CT9 5SE

**Guide: £650,000 - Plus\* + FEES**

**FREEHOLD PREMISES WITH POTENTIAL FOR RE-DEVELOPMENT WITHIN 2.2 ACRE SITE**

Detached building occupying the main section of a site which extends to 2.2 acres. Potential for residential or commercial, subject to all consents. EPC: F (128).

## Lot 68

Flat 3, 18 High Street, Gravesend, Kent, DA11 0BA

**Guide: £130,000 - Plus\* + FEES**

**FLAT FOR INVESTMENT WITH SHARE OF FREEHOLD**

A period converted second floor flat investment in town centre, let on an Assured Shorthold Tenancy at £850 per calendar month. EPC: D. Council Tax: A.



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## Lot 69

Plot A78, Lakeview Developments, Chevening Road, Chipstead, Sevenoaks, Kent, TN13 2RZ

**Guide: £15,000 - Plus\* + FEES**

**0.25 ACRES OF FREEHOLD LAND**

Freehold parcel of land extending to approximately 0.25 acres, situated just off Chevening Road, Chipstead, with convenient accessibility to the M25 Motorway.



## Lot 70

2-6 Arcade Street, Ipswich, Suffolk, IP1 1EL

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

**TOWN CENTRE COMMERCIAL PROPERTY**

This versatile town centre commercial premises is situated at the heart of Ipswich and may offer potential for alternative uses. EPC: E (115).



## 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

## PRELIMINARY ANNOUNCEMENT

### TO BE OFFERED IN OUR 26 MARCH AUCTION

Bidding Commences Tuesday, 24th March  
Ending on Thursday, 26th March

**Land West Side Of Keldwyth Drive,  
Ambleside Road,  
Windermere, LA23 1NJ**

**Guide Price £120,000 Plus**

**LAND WITH POTENTIAL**



This freehold land extends to 0.65 acres and is situated in a cul-de-sac on the outskirts of Windermere Town and close to The Lake District National Park.

**FOR ENQUIRIES CONTACT  
BECCA FLINT  
01245 205778**



## PRELIMINARY ANNOUNCEMENT

### TO BE OFFERED IN OUR 26 MARCH AUCTION

Bidding Commences Tuesday, 24th March  
Ending on Thursday, 26th March

**Industrial Estate, Chichester Road,  
St. Leonards-on-Sea,  
East Sussex TN38 9BG**

**Guide Price £850,000 Plus**

**SUBSTANTIAL COMMERCIAL INVESTMENT  
OPPORTUNITY WITH PART VACANT  
POSSESSION**



**Currently let at £80,000 per annum  
Estimated Rental £141,200 per annum**

A freehold commercial investment comprising seven units, six of which have been let. There is additional parking and the site extends to over two acres.

EPC Ratings: TBC.

**FOR ENQUIRIES CONTACT  
CHRIS MILNE  
01622 608400**





## Lot 71

37 The Grove, Pembury, Tunbridge Wells, Kent, TN2 4BU

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

**GROUND FLOOR FLAT FOR IMPROVEMENT**

Situated at the end of a cul-de-sac.  
New long lease. EPC: D. Council Tax: B.



## Lot 72

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

**Guide: £200,000 – Plus\* + FEES**

**FREEHOLD PARCEL OF LAND WITH POTENTIAL**

1.75 acres of freehold land  
approximately 1.5 miles south of central Romford and Romford railway station.



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## Lot 73

First & Second Floors, 26 High Street, King's Lynn, Norfolk, PE30 1BP

**Guide: £40,000 – Plus\* + FEES**

**VACANT UPPER FLOOR WITH POTENTIAL IN HIGH STREET LOCATION**

Situated in the heart of the Norfolk riverside town of King's Lynn is the leasehold commercial premises over two levels with potential. EPC: D (84).



## Lot 74

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

**Guide: £105,000 – Plus\* + FEES**

**TWO-BEDROOM COTTAGE FOR UPDATING**

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



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## Lot 75

Site 126-150 Chatham Hill, Chatham, Kent, ME5 7BB

**Guide: £40,000 – £45,000\* + FEES**

**FREEHOLD SITE WITH POTENTIAL AND ADVERTISING HOARDING INCOME**

This site extends to 0.32 acres (0.13 hectares) and is situated on a busy route into Chatham town from the east (A2).



## Lot 76

Communication Centre, Par Moor Road, Par, Cornwall, PL24 2SQ

**Guide: £300,000 – £350,000\* + FEES**

**INDUSTRIAL/OFFICE UNIT ON A LARGE PLOT WITH POTENTIAL**

A large versatile commercial property comprising offices, warehouses and storage spaces. There is parking to the front and a large area of hardstanding at the rear. EPCs: D (88) and E (125).



## Lot 77

Little Hill Cottage, Clyst Honiton, Exeter, Devon, EX5 2HS

**Guide: £300,000 – Plus\* + FEES**

**FOUR-BEDROOM COTTAGE REQUIRING MODERNISATION**

Detached cottage near Exeter with countryside views, easy M5 access and excellent potential for modernisation.

EPC: D. Council Tax: E.



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SPECIALISTS



## Lot 78

Garages 8-17 To The Rear Of 5 South Primrose Hill, Chelmsford, Essex, CM1 2RF

**Guide: £125,000 – £130,000\* + FEES**

**GARAGES AND FORECOURT WITH POTENTIAL**

Four purpose-built garages with gated forecourt with power, lighting and water connected situated in popular Chelmsford location.



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**Fenn Wright**  
01245 261226  
fennwright.co.uk





## Lot 79

The Old Bank, Beacon Road,

Crowborough, East Sussex, TN6 1AS

**Guide: £280,000 – £300,000\* + FEES**

**MIXED USE INVESTMENT ON HIGH STREET LOCATION**

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.



JOINT AGENTS

**emslie & tarrant**

## Lot 80

Flat 1, Kingswood House, 10 Lewes Road, Eastbourne, East Sussex, BN21 2BX

**Guide: £47,000 – £50,000\* + FEES**

**GROUND FLOOR FLAT WITH GARAGE IN NEED OF UPDATING**

One-bedroom purpose-built flat with gas heating system, double glazing, communal gardens and a garage en bloc. EPC: D. Council Tax: B.



## Lot 81

Hayesden Herb & Honey Farm, Upper Hayesden Lane, Tonbridge, Kent, TN11 8AA

**Guide: £250,000 – Plus\* + FEES**

**LAND WITH STABLES AND DERELICT BARN**

A freehold parcel of land located in a sought after rural location on the outskirts of Tonbridge.



JOINT AGENTS

**WHEELER & LA**  
CHARTERED SURVEYORS



## Lot 82

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 83

1 & 2 Digges Cottages and Land, Out Elmstead Lane, Barham, Canterbury, Kent, CT4 6PH

**Guide: £550,000 - Plus\* + FEES**

*A PAIR OF SEMI-DETACHED COTTAGES IN POPULAR LOCATION AND LAND EXTENDING TO APPROX. 1.3 ACRES IN TOTAL*

Attractive pair of cottages, one let and one vacant (in need of completion) plus land to side and rear. EPCs: D and E. Council Tax: B and D.



## Lot 84

Land on the North Side Of 1-5 Beaufort House, St. Johns Road, St. Leonards-on-Sea, East Sussex, TN37 6HN

**Guide: £220,000 - £230,000\* + FEES**

*LAND WITH PLANNING FOR TWO SEMI-DETACHED THREE STOREY DWELLINGS*

Freehold site measuring 0.07 acres with permission for two dwellings, subject to conditions. Located in a well established residential area. No permanent buildings currently in place.



## Lot 85

75 Stoke Road, Gosport, Hampshire, PO12 1LS

**Guide: £175,000 - Plus\* + FEES**

*MIXED RESIDENTIAL & COMMERCIAL INVESTMENT AND CONSENT TO ADD A TWO-BEDROOM HOUSE TO THE REAR*

Existing mixed-use investment opportunity with Planning Consent for a new house to the rear, fronting Jamaica Place. EPCs: C (65) and D. Council Tax: B.



JOINT AGENTS

**Fairhalls**  
Estate Agents - Lettings - Property Management



## Lot 86

50 Ringstone, West Huntspill, Highbridge, Somerset, TA9 3RE

**Guide: £125,000 - Plus\* + FEES**

*TWO-BEDROOM HOUSE FOR IMPROVEMENT*

Two-bedroom terrace house (previously three bedrooms). Generous space and a full renovation opportunity. EPC: D. Council Tax: A.





## Lot 87

31 Charltons Way, Tunbridge Wells, Kent, TN4 8JT

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

**FIRST FLOOR FLAT FOR IMPROVEMENT**

One bedroom flat with separate side access situated in an established residential area to the south of the busy town centre. EPC: D. Council Tax: A.



## Lot 88

61 High Street, Fareham, Hampshire, PO16 7BG

**Guide: £250,000 – Plus\* + FEES**

**FREEHOLD COMMERCIAL PROPERTY ON HIGH STREET**

Eight office rooms spread over three floors offering scope for redevelopment to residential, subject to all necessary consents being obtainable. EPC: E (102).



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## Lot 89

7 Greensway Road, Tavistock, Devon, PL19 8HD

**Guide: £215,000 – Plus\* + FEES**

**LINK DETACHED HOUSE WITH VIEWS IN A POPULAR LOCATION**

A three-bedroom link-detached house in an elevated position with views over the town. EPC: D. Council Tax: D.



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## Lot 90

Land To The Rear Of 74 Treloowarren Street, Camborne, Cornwall, TR14 8AH

**Guide: £28,000 – Plus\* + FEES**

**LAND WITH PLANNING**

Land with Planning for a detached one-bedroom house, partially built, and benefits from an array of local amenities.



## Lot 91

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).



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## Lot 92

52 Mayfield Avenue, Dover, Kent,  
CT16 2PJ

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

**BAY FRONTED TERRACE HOUSE FOR IMPROVEMENT**

Three storey house situated on the northern side of Dover with its comprehensive shopping facilities, harbour, port and mainline railway station. EPC: E. Council Tax: B.



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John Doulton  
& Son



## Lot 93

The Quarry, Wormshill, Sittingbourne, Kent, ME9 0TS

**Guide: £60,000 – £65,000\*+ FEES**

**BUILDERS YARD WITH POTENTIAL**

Site with potential, subject to planning in village location.



## Lot 94

37 Preston Street, Faversham, Kent,  
ME13 8PE

**Guide: £400,000 – Plus\*+ FEES**

**FREEHOLD MIXED USE INVESTMENT – SHOP AND THREE FLATS**

This town centre property is arranged as a ground floor retail unit and three self-contained flats on the upper floors. Commercial EPC: A(25). Residential EPC's: A (25) and E. Council Tax: A.



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Eddisons





## Lot 95

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.



## Lot 96

Land At Bury Road, Lawshall, Bury St. Edmunds, Suffolk, IP29 4PJ

**Guide: £125,000 – Plus\* + FEES**

**LAND WITH POTENTIAL**

Vacant parcel of freehold land with lapsed Planning for three dwellings, situated in the Suffolk village of Lawshall.



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## Lot 97

Maynard House Apartments, 17 Fordwich Road, Sturry, Canterbury, Kent, CT2 0BW

**Guide: £375,000 – Plus\* + FEES**

**FREEHOLD BLOCK OF FIVE ONE-BEDROOM APARTMENTS**

An end-terrace block of five flats with double glazed windows. Parking area and garden to rear. Five store rooms. EPCs: C, D and E. Each Flat Council Tax: B.



## Lot 98

The Vault, Rear Of 5A The Parade, Minehead, Somerset, TA24 5UF

**Guide: £38,000 – Plus\* + FEES**

**FORMER VAULT WITH PLANNING FOR CONVERSION INTO A SINGLE RESIDENTIAL APARTMENT**

Planning Permission for conversion into a single ground floor two-bedroom apartment in Minehead town centre.



## Lot 99

1 Arthur Street, Gravesend, Kent, DA11 0PP

**Guide: £170,000 – Plus\* + FEES**

**MID-TERRACE HOUSE FOR  
REFURBISHMENT**

Close to Gravesend town centre and amenities. Two bedrooms, courtyard garden and double glazing. EPC: E. Council Tax: B.



## Lot 100

Land on The West Side Of Mount Road, Par, Cornwall, PL24 2BT

**Guide: Nil – Reserve\* + FEES**

**FREEHOLD LAND**

A small area of verge land, located within the Cornish town of Par, and close to local amenities. Extends to 0.1 acres.



## Lot 101

15 Hartington Street, Chatham, Kent, ME4 5PH

**Guide: £160,000 – £180,000\* + FEES**

**THREE STOREY HOUSE FOR IMPROVEMENT**

Three-bedroom mid-terrace house located on the outskirts of Chatham town centre. EPC: E. Council Tax: B.



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## Lot 102

Pond Field, Sandhurst Lane, Bexhill-on-Sea, East Sussex, TN39 4RH

**Guide: £80,000 – Plus\* + FEES**

**FREEHOLD PARCEL OF LAND WITH  
POTENTIAL**

Approximately 0.93 hectares (2.29 acres) on the outskirts of Bexhill. The land may offer potential for development, subject to all necessary consents being obtainable.



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 **TH**  
& Co





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### Lot 103

The Bungalow, Sandhurst Lane, Bexhill-on-Sea, East Sussex, TN39 4RH

**Guide: £190,000 – Plus\* + FEES**

**DETACHED BUNGALOW WITH POTENTIAL**

Four-bedroom detached bungalow for refurbishment. The site may offer potential for development, subject to all necessary consents being obtainable.

EPC: G. Council Tax: D.



### Lot 104

33 Chapel Crescent, Southampton, SO19 8JU

**Guide: £150,000 – Plus\* + FEES**

**HOUSE FOR IMPROVEMENT**

House ideally suited for use as a letting investment. EPC: E. Council Tax: B.



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### Lot 105

Flat 4H, Arlington House, All Saints Avenue, Margate, Kent, CT9 1XP

**Guide: £70,000 – £75,000\* + FEES**

**FLAT WITH SEA VIEWS**

A vacant flat on the fourth floor of the iconic Arlington House enjoying sea views and in need of improvement. EPC: E. Council Tax: A.

## 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 106

2 Chyandour Place, Penzance, Cornwall, TR18 3LS

**Guide: £100,000 - Plus\* + FEES**

**TWO-BEDROOM TERRACED COTTAGE FOR UPDATING**

A traditional two-bedroom cottage for updating situated in a no-through road with a variety of amenities close by.

EPC: D. Council Tax: B.



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## Lot 107

Ground Floor Garden Flat, 67 Wear Bay Crescent, Folkestone, Kent, CT19 6BA

**Guide: £50,000 - £55,000\* + FEES**

**TWO-BEDROOM GARDEN FLAT FOR TOTAL REFURBISHMENT**

Remainder of a 99-year lease, from 24th June 1987. Popular location. EPC: D. Council Tax: B.



## Lot 108

6 Admiral House, 1 St. Georges Walk, Gosport, Hampshire, PO12 1FS

**Guide: £85,000 - £95,000\* + FEES**

**FLAT FOR INVESTMENT**

One-bedroom town centre flat for investment. EPC: C. Council Tax: B.



## Lot 109

Larkspur Cottage, Germoe Lane, Germoe, Penzance, Cornwall, TR20 9QY

**Guide: £275,000 - Plus\* + FEES**

**THATCHED DECEPTIVELY SPACIOUS DETACHED COTTAGE WITH GARDENS AND PARKING**

Charming three-bedroom cottage with gardens and parking situated in a pleasant hamlet close to the sought after coastal village of Praa Sands. EPC: E. Council Tax: E.



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## Lot 110

Flat 8, Samuels Tower, Longhill Avenue, Chatham, Kent, ME5 7AT

**Guide: £65,000 - £75,000\* + FEES**

**VACANT TWO-BEDROOM FLAT**

Located on the third floor of a purpose-built block. EPC: C. Council Tax: A.



## Lot 111

35 Ashford Road, Maidstone, Kent, ME14 5DP

**Guide: £360,000 - £370,000\* + FEES**

**SUBSTANTIAL PERIOD PROPERTY ARRANGED AS FOUR FLATS ON A LARGE PLOT WITH REAR FRONTAGE FOR REFURBISHMENT AND WITH POTENTIAL**

May have potential for development, subject to all necessary consents being obtainable. EPCs: D. Flats Council Tax: A.



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## Lot 113

12 Speke Road, Broadstairs, Kent, CT10 2UB

**Guide: £175,000 - Plus\* + FEES**

**END-TERRACE HOUSE IN TOWN CENTRE**

Two-bedroom house in need of refurbishment, located in the St Peters area of Broadstairs. EPC: D. Council Tax: A.



## Lot 114

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

**Guide: £290,000 – £300,000\* + 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.

Council Tax: E.



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## Lot 115

58 Rookesley Road, Orpington, Kent,  
BR5 4HJ

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

**VACANT HOUSE IN NEED OF  
REFURBISHMENT AND REPAIR**

Three-bedroom semi-detached house in a popular area of Orpington and offering good potential for improvement. EPC Rating: D. Council Tax Band: E.



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## Lot 116

45 Pennsylvania Road, Exeter, Devon,  
EX4 6DB

**Guide: £385,000 – Plus\* + FEES**

**FREEHOLD PROPERTY WITH THREE FLATS  
PARTIALLY CONVERTED**

Freehold city centre development comprising a partially completed three-flat conversion near the University of Exeter.

EPC: G. Council Tax: B.



## Lot 117

63 Havant Road, Hayling Island,  
Hampshire, PO11 0PT

**Guide: £275,000 – Plus\* + FEES**

**FREEHOLD COMMERCIAL RETAIL UNIT  
WITH FLAT ABOVE FOR INVESTMENT OR  
REDEVELOPMENT**

Prominent position on main road through Hayling Island. Potential for residential conversion, subject to consents being obtainable. EPC: C (75) & E. Council Tax: B.



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## Lot 118

13 Darnley Street, Gravesend, Kent, DA11 0PJ

**Guide: £270,000 – £275,000\* + FEES**

*HOUSE CLOSE TO TOWN CENTRE IN NEED OF REFURBISHMENT*

Attractive mid-terrace house, convenient for the town centre and mainline railway station. Now in need of refurbishment and modernisation.

EPC:D. Council Tax: D.



## Lot 119

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

**Guide: £70,000 – £80,000\* + 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.



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## Lot 120

17 Norwood Street, Ashford, Kent, TN23 1QU

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

*FREEHOLD TOWN CENTRE PROPERTY ARRANGED AS TWO TWO-BEDROOM MAISONETTES*

Attractive mid-terrace house situated in Ashford town centre. The maisonettes have double glazed windows, gas heating and garden to rear. EPC: D and E. Council Tax: A.



## Lot 121

18 Orchard Crescent, Horsmonden, Tonbridge, Kent, TN12 8LG

**Guide: £225,000 – Plus\* + FEES**

*A SEMI-DETACHED HOUSE FOR REFURBISHMENT*

Three-bedroom house for refurbishment, located in the village of Horsmonden. Once enhanced it would be ideal for owner occupation or investment. EPC: TBC. Council Tax: C.

## Lot 122

41 Friars House, 6 Parkway, Chelmsford, Essex, CM2 0NF

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

**TWO-BEDROOM CITY CENTRE APARTMENT**

Fourth floor city centre apartment situated in the heart of Chelmsford. Accessible to all amenities including High Street shopping, bars, restaurants and recreational facilities. EPC: C. Council Tax: D.



## Lot 123

Flat 2, 39 High Street, Maidstone, Kent, ME14 1JH

**Guide: £70,000 – Plus\* + FEES**

**TOWN CENTRE FLAT FOR REFURBISHMENT**

A one-bedroom self-contained flat located in the heart of Maidstone town centre. EPC: D. Council Tax: A.



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## Lot 124

Court Farm Bungalow, Butleigh, Glastonbury, Somerset, BA6 8SB

**Guide: £390,000 – Plus\* + FEES**

**BUNGALOW FOR REPAIR AND REFURBISHMENT IN SOUGHT AFTER AREA**

Bungalow with spacious accommodation requiring repair and refurbishment with further potential. Situated in a popular semi-rural village location. EPC: TBC. Council Tax: C.



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## Lot 125

83 Bere Lane, Glastonbury, Somerset, BA6 8BE

**Guide: £150,000 – Plus\* + FEES**

**END-TERRACE TWO-BEDROOM HOUSE WITH REAR GARDEN FOR UPDATING**

Character cottage for refurbishment and with potential, subject to all necessary consents being obtainable. Rear garden. EPC: E. Council Tax: C.



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## Lot 126

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

### SOLD PRIOR

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

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



## Lot 127

Flat 10, Tamar House, Kennington Lane, Lambeth, London, SE11 4XA

**Guide: £470,000 – £480,000\* + FEES**

**LONG LEASE TWO-BEDROOM FLAT FOR INVESTMENT OR OWNER OCCUPATION**

First floor flat with large living room, in an attractive mansion block on Kennington Lane. Understood to have been formerly arranged as three bedrooms. EPC: D. Council Tax: D.



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## Lot 128

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

**Guide: £120,000 – Plus\* + 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.



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## Lot 129

250 Cheriton Road, Folkestone, Kent, CT19 4DN

**Guide: £250,000 – Plus\* + FEES**

**FREEHOLD ARRANGED AS TWO DWELLINGS WITH PARKING**

Freehold premises arranged as two dwellings, (one two-bedroom flat and one three-bedroom maisonette), with off road parking. EPC's: D. Council Tax: B.



## Lot 130

Kilmorie, Perranwell Road, Goonhavern, Truro, Cornwall, TR4 9JN

**Guide: £280,000 - Plus\* + FEES**

**DETACHED BUNGALOW WITH GARDENS AND PARKING REQUIRING IMPROVEMENT**

Detached, deceptively spacious, four-bedroom bungalow with driveway, garage and good size gardens requiring improvement works. EPC: F. Council Tax: E.



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COASTAL & COUNTRY



## Lot 131

Garages Rear Of 150-158 Curtis Road, Epsom, Surrey, KT19 0LN

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

**TWELVE GARAGES WITH COURTYARD IN RESIDENTIAL AREA**

A collection of 12 garages, with courtyard to the front, situated in an established residential area.



## Lot 132

466 Rochester Road, Burham, Rochester, Kent, ME1 3RH

**Guide: £150,000 - Plus\* + FEES**

**MID-TERRACE COTTAGE FOR IMPROVEMENT**

Three-bedroom cottage in popular village location. Front and rear gardens. Views to the front over the Medway Valley. EPC: G. Council Tax: B.



## Lot 133

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

**Guide: £130,000 - £140,000\* + 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: D. Council Tax: A.



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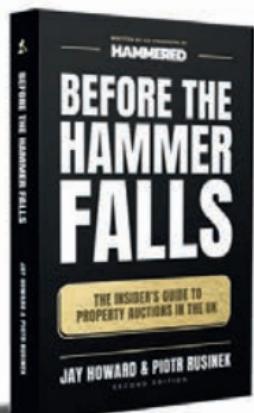
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## Lot 134

Flat 3B, 3 Pike Street, Liskeard, Cornwall, PL14 3JE

**Guide: £45,000 – Plus\* + FEES**

**TOWN CENTRE FLAT FOR INVESTMENT OR OCCUPATION**

One-bedroom long leasehold flat situated within the town centre of Liskeard and close to local amenities.

EPC: D. Council Tax: A.



## Lot 135

13 Castle Avenue, Dover, Kent, CT16 1HA

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

**FREEHOLD INVESTMENT OF THREE FLATS**

Situated in a popular area close to supermarkets and town centre. The ground floor flat has its own entrance.

EPCs: C and D. Each Flat Council Tax: A.



## Lot 136

The Pines, Ruckinge, Ashford, Kent, TN26 2PE

**Guide: £625,000 – Plus\* + FEES**

**DETACHED BUNGALOW WITH PLANNING FOR ADDITIONAL HOLIDAY LET**

Five-bedroom property with stables, paddock, manege and further barn with planning consent for a holiday let.

EPC: D. Council Tax: A.



## Lot 137

91 Newcombe Road, Southampton, SO15 2FT

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

**HOUSE FOR IMPROVEMENT**

House in popular letting location currently arranged as an HMO. EPC: C. Council Tax: C.

## Lot 138

12 Dundonald Road, Broadstairs, Kent, CT10 1PE

**Guide: £220,000 – £240,000\* + FEES**

*EXTENDED MID-TERRACE HOUSE IN TOWN CENTRE*

An extended mid-terrace house in Broadstairs town centre, close to amenities and the seafront. EPC: C. Council Tax: A.



## Lot 139

236 Seabrook Road, Seabrook, Hythe, Kent, CT21 5RG

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

*TWO-BEDROOM END-TERRACE HOUSE WITH COURTYARD GARDEN*

The property is situated between Sandgate and Hythe, a short distance from the seafront on Sandgate Esplanade and Princes Parade. EPC: D. Council Tax: B.



## Lot 140

Flat 5, Hogarth House, 22 High Street, Queenborough, Kent, ME11 5AB

**Guide: £70,000 – Plus\* + FEES**

*FLAT FOR INVESTMENT*

One-bedroom two storey flat in historic Queenborough High Street, let on an Assured Shorthold Tenancy. Within easy reach of a number of local amenities.

EPC: E. Council Tax: A.



## Lot 141

12A Sydney Street, Brightlingsea, Colchester, CO7 0BG

**Guide: £175,000 – Plus\* + FEES**

*DETACHED FOUR-BEDROOM HOUSE FOR IMPROVEMENT*

Located in the town of Brightlingsea known for sailing and boating as well as historic oyster fishery. Beach, coastal paths and nature trails. EPC: D. Council Tax: D.





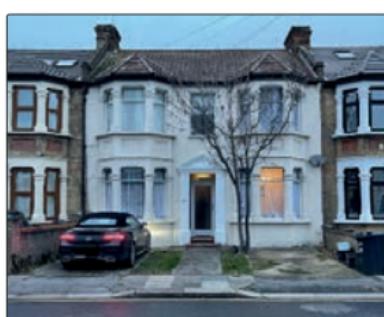
## Lot 142

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

**Guide: £650,000 - 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).



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## Lot 143

71 Wellesley Road, Ilford, Essex, IG1 4LJ

**Guide: £625,000 - Plus\* + FEES**

**MID-TERRACE HOUSE CURRENTLY LET AS CARE HOME IN SOUGHT AFTER ESTATE**

Investment opportunity in popular location. Close to Ilford town centre, which offers a range of amenities. EPC: D. Council Tax: E.



## Lot 144

15 Perry Street, Maidstone, Kent, ME14 2RP

**Guide: £140,000 - £145,000\* + FEES**

**HOUSE IN NEED OF IMPROVEMENT**

A mid-terrace house in need of refurbishment and modernisation. EPC: C. Council Tax: B.



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## Lot 145

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

**Guide: £450,000 - Plus\* + FEES**

**TEN-BEDROOM HMO WITH PLANNING FOR SEVEN FLATS**

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

## Lot 146

252 Hamlet Court Road, Westcliff-on-Sea, Essex, SS0 7DE

**Guide: £110,000 - £120,000\* + FEES**

**TWO-BEDROOM GROUND FLOOR FLAT IN NEED OF IMPROVEMENTS**

Located in a sought-after area close to a range of amenities as well as Westcliff C2C station being less than a mile away. EPC: C. Council Tax: A.



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## Lot 147

29 Manners Road, Southsea, Hampshire, PO4 0BA

**Guide: £130,000 - £140,000\* + FEES**

**THREE-BEDROOM HOUSE IN NEED OF IMPROVEMENT**

Requiring modernisation this house will be ideally suited to a family or addition to an investment portfolio. EPC: D. Council Tax: B.



## Lot 148

6 Frythe Crescent, Cranbrook, Kent, TN17 3BA

**Guide: £195,000 - £200,000\* + FEES**

**HOUSE IN NEED OF REFURBISHMENT**

Semi-detached house of non-traditional construction on the outskirts of the popular village of Cranbrook. The property needs refurbishment and modernisation. EPC: D. Council Tax: C.



## Lot 149

17 St. Johns Road, Croydon, CR0 1RA

**Guide: £300,000 - £325,000\* + FEES**

**HOUSE IN NEED OF REFURBISHMENT**

End-terrace three/four-bedroom property arranged over three floors providing light spacious accommodation requiring refurbishment throughout. EPC: D. Council Tax: C.





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## Lot 150

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

**Guide: £70,000 - Plus\* + FEES**

### TOWN CENTRE FLAT FOR REFURBISHMENT

Two storey one-bedroom flat in the heart of Maidstone town centre, a short walk from retailers, restaurants, supermarkets and Maidstone West and Maidstone East railway stations. EPC: D. Council Tax: A.



## Lot 151

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

**Guide: £220,000 - £230,000\* + FEES**

### TERRACE HOUSE FOR IMPROVEMENT

Four storey mid-terrace house ideally located for Maidstone town centre, local schools and a short distance from the Maidstone West mainline railway station. EPC: D. Council Tax: B.



## Lot 152

21 Union Crescent, Margate, Kent, CT9 1NS

**Guide: £280,000 - Plus\* + FEES**

### FREEHOLD RESIDENTIAL INVESTMENT

A mid-terrace building arranged as a one-bedroom flat and a four-bedroom maisonette in the centre of Margate close to the Old Town and seafront. EPC's: TBC. Council Tax: A and C.



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## Lot 153

35 Streetfield, Herne Bay, Kent, CT6 7AU

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

### FOUR-BEDROOM BUNGALOW FOR REFURBISHMENT AND REPAIR

A semi-detached bungalow in need of refurbishment and repair well located for local schools. EPC: D. Council Tax: D.

## Lot 154

Flint Cottage, Back Street, Ringwould, Deal, Kent, CT14 8HN

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

**SEMI-DETACHED COTTAGE IN NEED OF IMPROVEMENT**

Picturesque cottage in popular location. Three bedrooms and garden. EPC: F. Council Tax: D.



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## Lot 155

Flat 3, 133 High Street, Crediton, Devon, EX17 3DU

**Guide: £80,000 – Plus\* + FEES**

**TWO-BEDROOM TOP FLOOR FLAT IN CENTRAL LOCATION**

Refurbished second floor flat in central Crediton, within easy reach of local bus and railway routes and all local amenities on the doorstep. EPC: C.



## Lot 156

53 Kimberley Close, Dover, Kent, CT16 2JW

**Guide: £135,000 – £140,000\* + FEES**

**FREEHOLD INVESTMENT – THREE-BEDROOM SEMI-DETACHED HOUSE**

Offered subject to the existing Assured Shorthold Tenancy. The property has double glazed windows and a gas heating system via radiators. EPC: C. Council Tax: C.



## Lot 157

123/125 Boxley Road, Maidstone, Kent, ME14 2TJ

**Guide: £425,000 – Plus\* + FEES**

**WELL PRESENTED BLOCK OF FOUR FLATS**

Located within easy reach of Maidstone town centre and railway station. The Sellers have advised that all four flats were previously let for a total rent of £46,800 per annum. EPCs: C. Council Tax Band: A.





## Lot 158

6 Gipps Cross Lane, Langton Green,  
Tunbridge Wells, Kent, TN3 0DH

**Guide: £285,000 – £290,000\* + FEES**

*SEMI-DETACHED HOUSE IN NEED OF  
REFURBISHMENT*

Situated in a sought-after residential  
location. EPC: C. Council Tax: C.



## Lot 159

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.



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## Lot 160

12 Stanley Way, Orpington, Kent, BR5 2HE

**Guide: £275,000 – Plus\* + FEES**

*VACANT SEMI-DETACHED HOUSE  
REQUIRING MODERNISATION*

Three or four bedroom house on a  
corner plot. Requires modernisation  
throughout. EPC Rating G. Council Tax:  
C.



## Lot 161

38 St. Peters Place, Canterbury, Kent,  
CT1 2DA

**Guide: £170,000 – £175,000\* + FEES**

*CITY CENTRE TERRACE HOUSE*

Close to City centre and other facilities  
including Universities/Colleges. Former  
student let with potential for single  
home. Gas heating system and rear  
garden. EPC: E. Council Tax: C.



## Lot 162

Hilden House, 22 Albert Road, Tonbridge, Kent, TN9 2SR

**Guide: £325,000 – Plus\* + FEES**

**WELL PRESENTED SEMI-DETACHED HOUSE**

Five-bedroom house in an established residential area, a short distance from Tonbridge railway station and within easy reach of the town centre. EPC: D. Council Tax: D.



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## Lot 163

11 Windmill Villas, Windmill Road, Bradfield, Manningtree, Essex, CO11 2QR

**Guide: £70,000 – £80,000\* + FEES**

**SEMI-DETACHED HOUSE FOR IMPROVEMENT**

Situated in the North Essex village of Bradfield is this ex-Local Authority house of non-traditional construction for complete refurbishment. Backs onto open farmland. EPC: D. Council Tax: B.



## Lot 164

27 Singledge Lane, Whitfield, Dover, Kent, CT16 3EL

**Guide: £220,000 – £230,000\* + FEES**

**DETACHED BUNGALOW WITH GARAGE FOR TOTAL REFURBISHMENT**

Popular location on the northern side of the A2, north of Dover at Whitfield. Three bedrooms. Front and rear gardens. EPC: D. Council Tax: D.



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## Lot 165

130 Forest Road, Torquay, Devon, TQ1 4JY

**Guide: £150,000 – Plus\* + FEES**

**DETACHED HOUSE FOR IMPROVEMENT**

A spacious four-bedroom house within close proximity to Torquay town centre, seafront and local amenities. EPC: F. Council Tax: D.





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## Lot 166

Puttas End, 10 Castle Court, Ventnor, Isle Of Wight, PO38 1UE

**Guide: £125,000 - Plus\* + FEES**

*DETACHED HOUSE FOR IMPROVEMENT WITH SEA VIEWS IN A POPULAR CUL-DE-SAC LOCATION*

Situated in an attractive location with sea views. The house has suffered some structural movement but offers great scope and potential. EPC: F. Council Tax: F.



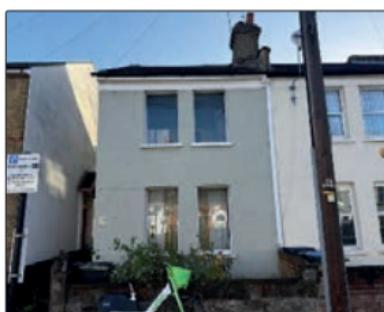
## Lot 167

16 Dundonald Road, Broadstairs, Kent, CT10 1PE

**Guide: £220,000 - £230,000\* + FEES**

*END-TERRACE IN TOWN CENTRE WITH POTENTIAL FOR PARKING*

Two-bedroom house in Broadstairs town centre, with potential for off-road parking. EPC: D. Council Tax: A.



## Lot 168

63 Pemdevon Road, Croydon, CR0 3QQ

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

*HOUSE IN NEED OF REFURBISHMENT*

End-terrace two-bedroom house arranged over two floors and in need of significant refurbishment. EPC: TBC. Council Tax: C.



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## Lot 169

183A Eastney Road, Southsea, Hampshire, PO4 8EA

**Guide: £85,000 - £95,000\* + FEES**

*TWO-BEDROOM FIRST FLOOR MAISONETTE*

Requiring some improvement and held on a 99-year lease, from 25th March 1988. EPC: D. Council Tax: A.

## Lot 170

53 Cedar Close, Cliftonville, Margate, Kent, CT9 2TT

**Guide: £175,000 - Plus\* + FEES**

**THREE-BEDROOM HOUSE FOR REFURBISHMENT**

Located in a residential area close to many local amenities, as well as a short distance from Margate town centre with its popular seafront. EPC: TBC. Council Tax: C.



## Lot 171

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 172

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

**Guide: £155,000 - £165,000\* + FEES**

**HOUSE FOR IMPROVEMENT**

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



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## Lot 173

Coastguard Cottages, Victoria Parade, Ramsgate, Kent, CT11 8DU

**Guide: £10,000 - Plus\* + FEES**

**FREEHOLD BASEMENT OFFERING POTENTIAL AND GROUND RENT INVESTMENT**

Freehold investment opportunity plus basement which may offer potential, subject to all necessary consents being obtainable.





## Lot 174

Meneth Gwyns, Consols, St. Ives,  
Cornwall, TR26 2HW

**Guide: £195,000 – Plus\* + FEES**

**COACH HOUSE WITH SPACIOUS ACCOMMODATION PLUS FOUR SELF CONTAINED GARAGES AND PARKING**

Detached coach house requiring updating and offering versatility plus income potential, together with four garages and parking. EPC: TBC. Council Tax: B.



## Lot 175

46 Slade Close, Chatham, Kent,  
ME5 8RD

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

**HOUSE IN NEED OF IMPROVEMENT**

Mid-terrace house in an established residential area, convenient for the M2 motorway (Junction 3). EPC: C. Council Tax: B.



## Lot 176

22 Quaker Drive, Cranbrook, Kent,  
TN17 2HL

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

**GROUND FLOOR FLAT FOR IMPROVEMENT**

Situated to the north of the popular Wealden village of Cranbrook. EPC: C. Council Tax: A.



## Lot 177

83-85 Citadel Road, Plymouth, Devon,  
PL1 2QA

**Guide: £150,000 – £175,000\* + FEES**

**SEVEN FLATS IN NEED OF EXTENSIVE REFURBISHMENT – SIX VACANT AND ONE LET**

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# Auction Advice



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

## **RULE 1**

Browse this catalogue or lots online to identify any properties which are of interest.

The lot information will provide you with viewing details allowing you to book an appointment and in most cases there is a walk-through video.

## **RULE 2**

Obtain a copy of the legal documentation. This is the information the seller's solicitor provides and can include Special Conditions of Sale, (which may contain extra fees and costs in addition to the bid price), local authority searches and, in the majority of cases, all the documentation required for making an informed decision on whether to bid.

It is important to remember that if you are not fully au fait with property law you should seek independent legal advice from a solicitor or licensed conveyancer.

## **RULE 3**

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

## **RULE 4**

Arrange Finance. If you are the successful buyer you will be required to pay a 10% deposit in cleared funds (or £3,000, whichever is the greater) to the Auctioneers at the point of exchange, together with the auction administration fee. If you require finance, again, arrange this before committing to the contract.

## **RULE 5**

Be prepared. You will need to register online in order to bid. The process will usually only take 10 minutes and requires you to provide personal contact information, buyers information, passport or driving licence number, solicitors details and a debit or credit card. It is also important to read the 'Addendum' as this forms part of the Contract and is a list of amendments to the marketing information.

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\* as of 9/1/2025

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

## Important Information

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

### Additional Fees

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

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion, in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisers.

### Guide Price Information

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at [cliveemson.co.uk](http://cliveemson.co.uk), or contact us on 0345 8500333, in order to stay fully informed with the up-to-date information.

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