

Clive Emson

LAND AND PROPERTY AUCTIONEERS



AUCTION

26th March 2026

Online Bidding Commences

24th March 2026



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Buying Guide

2026 Auction Calendar

AUCTION DATE

ENTRIES CLOSE

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

Our recent February auction has, yet again, shown that our buyers' confidence remains strong despite broader conversations about market uncertainty. Much of the recent hesitation in the property market has stemmed from ever-changing economic conditions, future interest rate expectations and ongoing speculation about policy changes. While these things have created periods of caution, the underlying demand for land and property remains strong, as highlighted by a success rate of 80% in our February auction.

Our March auction continues to offer a diverse range of lots designed to suit investors, developers, and private buyers alike. Whether you are expanding your portfolio or taking your first steps in the property market, I am sure there will be something of interest for everyone.

We are also delighted to confirm that we will be attending two upcoming dates of the Landlord Investment Show on the 14th April at Southampton FC's St Mary's Stadium, and on 29th April in Kent at the Ashford International hotel.



We would be very pleased to meet attendees, discuss the auction process and explore how auctions can work for you. We look forward to speaking with you, whether in person at the shows or at our many block viewings, to answer any questions you may have.

All available lots can be viewed on our website at cliveemson.co.uk where you will find lot descriptions, walk-through videos, photos and access to all available legal documents.

Happy hunting!

Sam Kinloch
FNAEA MNAVA

FEBRUARY RESULTS

Our February auction sales are approaching £27 million. 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.





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24 MARCH | LONDON
OLD BILLINGSGATE

14 APRIL | SOUTHAMPTON
SFC ST MARY'S STADIUM

29 APRIL | KENT
ASHFORD INTERNATIONAL HOTEL

**REGISTER NOW FOR YOUR
FREE SHOW TICKETS AT
LANDLORDINVESTMENTSHOW.CO.UK**

Lot 1

Flat C, 99 Embleton Road, Lewisham, London, SE13 7DQ

Guide: £185,000 - Plus* + FEES

TOP FLOOR FLAT FOR IMPROVEMENT

One-bedroom conversion in Ladywell, close to the station and Hilly Fields. Needs modernisation and benefits from no ground rent or service charge. Lease around 59 years. EPC: E. Council Tax: B.



BROWN & BROOKE
brownandbrooke.co.uk



Lot 2

Stoneleigh House, Tram Road, Folkestone, Kent, CT20 1QR

Guide: £200,000 - Plus* + FEES

FREEHOLD FORMER OFFICE BUILDING AND ASSOCIATED BUILDING WITH LAPSED PLANNING PERMISSION FOR 14 UNITS

Lapsed Planning Consent shows 11, two-bedroom and three, one-bedroom flats. Total site area approx 0.39 acres.



Lot 3

Ground Rents, Cranleigh Court, High Street, Cubbington, Leamington Spa, Warwickshire, CV32 7LZ

Guide: £17,000 - £18,000* + FEES

FREEHOLD GROUND RENT INVESTMENT

Arranged over three floors and comprising nine self-contained flats, sold on long leases. Currently let at £450 per annum.



Lot 4

Garage & Land to Rear Of 114 Skinner Street, Gillingham, Kent, ME7 1JZ

Guide: £12,000 - £13,000* + FEES

DETACHED GARAGE AND ADJACENT LAND

Town centre location, close to mainline railway station. Used as a builders store and now in need of improvement or further potential, subject to all necessary consents being obtainable.





Lot 5

21 Lucius Street, Torquay, Devon,
TQ2 5UW

Guide: £200,000 - Plus* + FEES

*VACANT MIXED USE FOUR STOREY
PROPERTY WITH FURTHER POTENTIAL*

Double-fronted retail unit, 4 or 5
bedroom apartment over two floors
and large basement with potential.
Residential EPC: E. Commercial EPC: D
(78). Council Tax: A.



Lot 6

Chalet K88, Parkdean Resort, New Lydd
Road, Camber, Rye, East Sussex,
TN31 7RT

Guide: £17,000 - Plus* + FEES

TWO-BEDROOM CHALET

A well presented semi-detached chalet
situated in the popular Camber Sands
Holiday Park close to the nearby town of
Rye. EPC: F. Council Tax: A.



Lot 7

189 Clarendon Street, Dover, Kent,
CT17 9RB

Guide: £135,000 - Plus* + FEES

FREEHOLD RESIDENTIAL INVESTMENT

Mid-terrace house arranged as four
letting rooms with communal facilities.
Double glazed windows and a gas
heating system via radiators. EPC: E.
Council Tax: B.



Lot 8

Land Brendon Road, Watchet, Somerset,
TA23 0AX

Guide: £35,000 - Plus* + FEES

*COASTAL LAND WITH PLANNING FOR
THREE-BEDROOM BUNGALOW*

Freehold plot of approximately 0.22
acres in Watchet, accessed from
Brendon Road and forming part of an
approved redevelopment scheme.

Lot 9

Ground Rents, 1-49 Green Street,
Chorleywood, Rickmansworth,
Hertfordshire, WD3 5QS

Guide: Nil - Reserve* + FEES

FREEHOLD GROUND RENT INVESTMENT

25 maisonettes each sold on a long
lease and producing a ground rent
income. The leaseholders have not
reserved their rights.



Lot 10

12 Dundonald Road, Broadstairs, Kent,
CT10 1PE

Guide: £220,000 - £240,000* + FEES

*EXTENDED MID-TERRACE HOUSE IN TOWN
CENTRE*

Located in Broadstairs town centre,
close to amenities and the seafront.
EPC: C. Council Tax: A.



Lot 11

140 Baddow Road, Chelmsford, Essex,
CM2 9QW

Guide: £250,000 - Plus* + FEES

END-TERRACE HOUSE FOR IMPROVEMENT

Three-bedroom house with garden and
off street parking to the rear. Situated
close to Chelmsford City Centre. EPC: D.
Council Tax: C.



northwood
Local knowledge, national reach.



Lot 12

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

Guide: Nil - Reserve* + FEES

LAND WITH POTENTIAL

This unusual parcel of land extends 0.04
hectares (0.10 acres). Located in Royal
Wootton Bassett, an attractive town to
the west of Swindon.





Lot 13

Ground Rents, Bolton Court, Windmill Hill, Brixham, Devon, TQ5 9DR

Guide: £15,000 – £18,000* + FEES

FREEHOLD BLOCK OF GROUND RENTS WITH ADDITIONAL INCOME FROM AN ADVERTISING HOARDING

Ground rent investment comprising 13 flats, plus advertising hoarding. The leaseholders have not reserved their rights.



Lot 14

37 Wainscott Road, Wainscott, Rochester, Kent, ME2 4LA

Guide: £750,000 – Plus* + FEES

MIXED USE INVESTMENT WITH VACANT PARTS

Producing a strong rental income with a vacant shop and top floor flat. EPCs: C, D, C (65) and C (64) . Council Tax: D.



Lot 15

37 Cook Square, Erith, Kent, DA8 2PL

Guide: £135,000 – Plus* + FEES

ONE-BEDROOM FLAT FOR INVESTMENT OR OWNER OCCUPATION

Modern first floor flat with long lease, located in an established residential area of similar properties. Scope for light refurbishment. EPC: C. Council Tax: B.



Lot 16

Land North Hill Road, Minehead, Somerset, TA24 5SF

Guide: £20,000 – Plus* + FEES

EXMOOR EDGE PASTURE WITH MAINS WATER AND VIEWS

Elevated meadow land on the sought after slopes of North Hill, with far reaching views over Minehead. A rare chance to acquire rural acreage close to the town centre and Somerset coastline.

Lot 17

Ground Rents, Land South West Side Of Grove Road, Tring, Herts, HP23 5FE

Guide: Nil - Reserve* + FEES

FREEHOLD GROUND RENT INVESTMENT

Flats and two electricity sub-stations each sold on a long lease and producing a ground rent income. The leaseholders have not reserved their rights.



Lot 18

Bath Place Wharf, Downs Road, Maldon, Essex, CM9 5HG

Guide: £490,000 - £510,000* + FEES

MIXED USE PREMISES WITH POTENTIAL ON QUAYSIDE

Riverside location. Offering potential for alternative uses or re-development, subject to all necessary consents being obtainable. EPCs: E and G (233). Council Tax: TBC.



Lot 19

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.



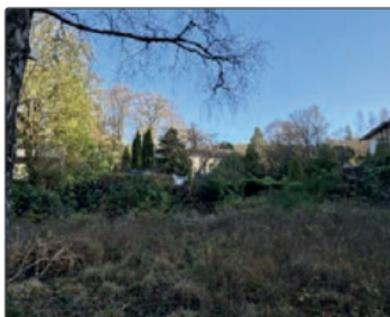
Lot 20

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

Guide: £120,000 - Plus* + FEES

LAND WITH POTENTIAL

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





Lot 21

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 22

Flat 18, Greencroft, Trinity Place, Eastbourne, East Sussex, BN21 3DA

Guide: £120,000 - £125,000* + FEES

BALCONY FLAT WITH SEA VIEWS IN NEED OF UPDATING

Two-bedroom flat on the fourth floor of this purpose-built block. Within easy reach of shopping facilities and amenities. Seafront and railway station easily accessible. EPC: C. Council Tax: C.



Lot 23

Land Off Porthkiddy 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 Porthkiddy beach and over towards Hayle beach.



Lot 24

7 Russell Street, Dover, Kent, CT16 1PX

Guide: £80,000 - £85,000* + FEES

HAIRDRESSING SALON AND BEAUTY PARLOUR CLOSE TO ST JAMES RETAIL AND LEISURE PARK

Ground floor hairdressers and lower ground floor beauty parlour. Rear garden with pedestrian access. EPC: B (39).



Lot 25

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

Guide: £250,000 - Plus* + 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.



Lot 26

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 27

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

Guide: £140,000 - £150,000* + FEES

*SHOP AND TWO-BEDROOM FLAT FOR
INVESTMENT*

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



Lot 28

29 Devonshire Road, Dover, Kent,
CT17 0AX

Guide: £120,000 - £130,000* + FEES

FREEHOLD TERRACE HOUSE INVESTMENT

Situated in a no-through road, close to Poppy Fields school. Gas heating system via radiators and double glazed windows. EPC: C. Council Tax: B.





Lot 29

Plots 132, 133 & 151, North Side Longage Hill, Lyminge, Folkestone, Kent, CT18 8HD

Guide: Nil - Reserve* + FEES

THREE FREEHOLD PARCELS OF LAND

Three parcels of land forming an 'L' shaped plot within a larger area of grassland. The location plan shows the approx. position of the plots, but will be sold in accordance with their Titles.



CLARKE & CRITTENDEN
CHARTERED SURVEYORS

Lot 30

10-12 Grange Road, Ramsgate, Kent, CT11 9LR

Guide: £360,000 - £370,000* + FEES

MIXED-USE DOUBLE-FRONTED BUILDING

A pair of interconnecting commercial units on the ground floor and pair of maisonettes above, both let. Outskirts of Ramsgate town centre. Commercial EPC: D (93). Residential EPCs: C and E. Council Tax: A.



ANGELA HIRST
Chartered Surveyors

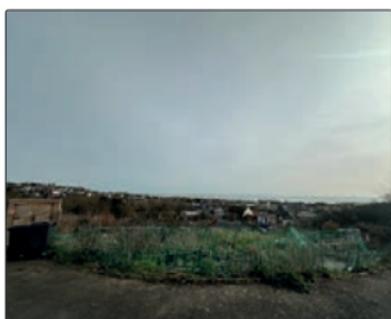
Lot 31

Quince Cottage, Church Lane, Shadoxhurst, Ashford, Kent, TN26 1LS

Guide: £210,000 - £220,000* + FEES

DETACHED PERIOD COTTAGE AND ORCHARD LAND

Charming period detached cottage. Three bedrooms. Living room with inglenook fireplace. Refurbishment required. 0.7 acre plot. EPC: F. Council Tax: E.



Lot 32

Land Adj. 14-16 Harley Way, St. Leonards-on-Sea, East Sussex, TN38 8BT

Guide: £60,000 - £70,000* + FEES

LAND WITH PLANNING FOR THREE TWO-BEDROOM FLATS WITH PARKING

Freehold development site adjacent 14 16 Harley Way in a predominantly residential area with established road access.

Lot 33

149 Camden Road, Tunbridge Wells,
Kent, TN1 2RF

Guide: £250,000 - Plus* + FEES

*MIXED COMMERCIAL AND RESIDENTIAL
INVESTMENT*

Three storey property located in the heart of Tunbridge Wells, a short distance from the railway station and various other local and national retailers. EPCs: C (62) and E. Council Tax: D.



Lot 34

Land on East Side of Napier Road,
Gillingham, Kent, ME7 4HN

Guide: £75,000 - Plus* + FEES

*LAND WITH PLANNING FOR DETACHED
BUNGALOW*

Close to Gillingham town centre, mainline railway station and a short distance from the Medway Maritime hospital.



Lot 35

Land North Side Of Innisfree, Fambridge
Road, North Fambridge, Chelmsford,
CM3 6NB

Guide: £90,000 - £100,000* + FEES

VACANT FREEHOLD PARCEL OF LAND

Measuring 0.19 hectares (0.48 acres). Situated on the edge of the village of North Fambridge, the land offers potential for alternative uses, subject to all necessary consents being obtainable.



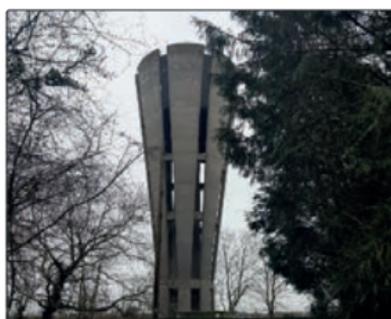
Lot 36

Felstead Water Tower, Garnetts Lane,
Felsted, Dunmow, Essex, CM6 3EJ

Guide: £250,000 - Plus* + FEES

*FREEHOLD DISUSED WATER TOWER AND
TELEPHONE MAST INVESTMENT WITH
PLANNING PERMISSION FOR TWO HOUSES*

Standing on a relatively square parcel of land with views towards open countryside to the north.





Lot 37

58 Sidley Road, Eastbourne, East Sussex, BN22 7JN

Guide: £170,000 - £180,000* + FEES

TERRACE HOUSE IN NEED OF UPDATING

Mid-terrace two storey property situated in the popular Redoubt area of Eastbourne close to the seafront, comprehensive shopping facilities and amenities. EPC: E. Council Tax: C.



Lot 38

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

Guide: £28,000 - Plus* + FEES

LAND WITH PLANNING

Land with consent for a detached one-bedroom house, partially built. Array of local amenities nearby.



Lot 39

Land & Buildings on SE Side Of Rhodaus Close, Canterbury, Kent, CT1 2RE

Guide: £190,000 - Plus* + FEES

FREEHOLD COMMERCIAL PREMISES WITH PARKING ON EDGE OF CITY

Located adjacent to and with access onto the Canterbury ring road and close to Canterbury East railway station. Comprises main hall, two storey barn and detached block building. EPC: D (92).



Lot 40

76 South Eastern Road, Ramsgate, Kent, CT11 9QE

Guide: £170,000 - £180,000* + FEES

THREE STOREY HOUSE WITH POTENTIAL FOR SUB-DIVISION

Requiring total refurbishment and with potential to sub-divide, subject to all necessary consents being obtainable. EPC: G. Council Tax: C.

Lot 41

Land at Staplers Road, Newport, Isle Of Wight, PO30 2DP

Guide: £50,000 - Plus* + FEES

CLOSE TO 2.5 ACRES OF LAND WITH POTENTIAL

Almost two and a half acres of land on the outskirts of Newport. Scope and potential for alternative uses, subject to all necessary consents.



Hose
Rhodes
Dickson



Lot 42

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

Guide: £3,800,000 - £4,200,000* + FEES

COUNTRY ESTATE COMPRISING 5-BEDROOM MANOR HOUSE, WEDDING VENUE WITH 7-BEDROOM HOUSE, 6 ECO LODGES, 5 COTTAGES, 2 TENNIS COURTS, WORKSHOP AND ANCILLARY ACCOMMODATION SET IN OVER 20 ACRES

Plus det. One-bed studio. EPC: Various. Council Tax: Various.



Lot 43

5 Stuart Court, Priory Gate Road, Dover, Kent, CT17 9TX

Guide: £95,000 - Plus* + FEES

TWO-BEDROOM TOP FLOOR FLAT INVESTMENT

Second floor flat with double glazed windows and gas heating system via radiators. Near Dover town centre and adjacent to Dover mainline railway station. EPC: C. Council Tax: B.



THE ACCOMMODATION SHOP



Lot 44

Land Rear Of 25 The Pavement, London, SW4 0JA

Guide: £75,000 - £80,000* + FEES

LAND WITH POTENTIAL JUST OFF CLAPHAM COMMON

Sought after central location. Considered suitable for a variety of uses, subject to all the necessary consents being obtainable.





Lot 45

1 Market Place, Helston, Cornwall,
TR13 8SX

Guide: £120,000 - Plus* + FEES

*FREEHOLD FORMER BANK WITH
DEVELOPMENT POTENTIAL*

Located in the town centre and offering substantial development potential, subject to all necessary consents being obtainable. EPC:TBC



Lot 46

14 Ridgeway Cliff, Herne Bay, Kent,
CT6 8JQ

Guide: £200,000 - Plus* + FEES

*DETACHED BUNGALOW FOR
REFURBISHMENT ON GOOD SIZE PLOT*

Two-bedroom bungalow with potential, in good location and on a good size plot, close to the seafront. EPC: TBC. Council Tax: C.



Lot 47

Land at Montgomery Road, Penwithick,
St. Austell, Cornwall, PL26 8UU

Guide: £10,000 - Plus* + FEES

FREEHOLD LAND

Situated in the Cornish village of Penwithick on the outskirts of St Austell and located in a predominantly residential area is this parcel of land, extending to approximately 0.15 hectares (0.38 acres).



Lot 48

Laywell House & Laywell Bungalow,
Summer Lane, Brixham, Devon, TQ5 0DL

Guide: £725,000 - Plus* + FEES

*FORMER CARE HOME WITH DETACHED
BUNGALOW SET IN TWO ACRES - ALL
WITH POTENTIAL*

Substantial detached building with three self-contained flats and a detached two-bedroom bungalow. EPCs: C (59), D and E. Council Tax: H and A.

Lot 49

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

Guide: £370,000 - 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: D. Council Tax: C.



Lot 50

Land to the West Of Hayes Walk,
Smallfield, Horley, Surrey, RH6 9QW

Guide: £95,000 - £100,000* + FEES

1.6 ACRES OF LAND WITH POTENTIAL

Situated on level ground on the
outskirts of Smallfield and accessed via
a cul-de-sac.



Lot 000

20 High Street, Chatham, Kent, ME4 4EP

Guide: £350,000 - 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: C (56).
Council Tax: A.



Lot 52

Orchard End, Undercliff Drive, Niton,
Ventnor, Isle of Wight, PO38 1YA

Guide: £80,000 - Plus + FEES**

*STRUCTURALLY DAMAGED DETACHED
COTTAGE FOR IMPROVEMENT WITH
GARAGE*

Situated at the Niton end of Undercliff
Drive this two-bedroom cottage is
situated in a pleasant semi-rural
location. EPC: TBC. Council Tax: A.





Lot 53

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 54

54 Palmerston Road, Bournemouth, BH1 4HT

Guide: £70,000 - £75,000* + FEES

FREEHOLD COMMERCIAL INVESTMENT

Located in a parade of commercial units. Currently let at £8,000 per annum. EPC: B (42).



Lot 55

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

Guide: £85,000 - £95,000* + FEES

FLAT FOR INVESTMENT OR OCCUPATION

One-bedroom town centre flat with balcony and allocated parking. EPC: C. Council Tax: B.



Lot 56

Land Adjoining 1 Southwick Court, Fareham, Hampshire, PO14 1DB

Guide: £45,000 - Plus* + FEES

LAND WITH PLANNING FOR A TWO-BEDROOM DWELLING

Located close to Fareham and Gosport in an established residential area.

Lot 57

Neptune Snooker Hall, 13 Neptune Terrace, Sheerness, Kent, ME12 2AW

Guide: £150,000 – £160,000* + FEES

SNOOKER HALL WITH LAPSED PLANNING FOR THREE HOUSES

Freehold building close to the seafront. Lapsed Planning Consent for three, two-bedroom terraced houses. EPC: D (96).



Lot 58

16 Wheaton Road, Bournemouth, BH7 6LJ

Guide: £240,000 – £260,000* + FEES

DETACHED HOUSE FOR IMPROVEMENT

A partially renovated house located on an attractive street. It is considered that, once enhanced, it would be ideal for resale into the local market place. EPC: TBC. Council Tax: C.



Lot 59

8 Hutchings Close, Sittingbourne, Kent, ME10 3QA

Guide: £160,000 – £170,000* + FEES

THREE-BEDROOM HOUSE FOR IMPROVEMENT

A three-bedroom mid-terrace house in need of refurbishment. EPC: TBC. Council Tax: B.



Lot 60

17 Stour Street, Canterbury, Kent, CT1 2NR

Guide: £210,000 – £220,000* + FEES

DOUBLE FRONTED PERIOD BUILDING IN CITY LOCATION

Located a short distance from the High Street and tourist attractions. May be suitable for residential conversion, subject to all consents being obtainable. EPC: G (168).





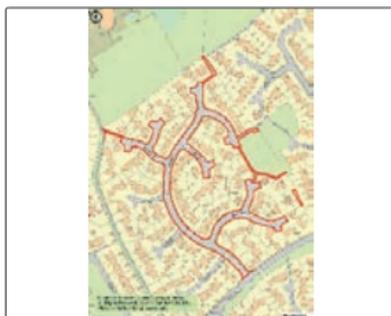
Lot 61

30 Dudley Road, Tunbridge Wells, Kent,
TN1 1LF

Guide: £550,000 - Plus* + FEES

*BLOCK OF FIVE FLATS FOR INVESTMENT IN
TOWN CENTRE*

Currently let at £42,492 per annum in
the heart of Tunbridge Wells town
centre, schools and railway station.
EPCs: C. Council Tax: A.



Lot 62

Grass Verges, Roads & Pathways,
Parsley Close, Earley, Reading, Berkshire,
RG6 5GN

Guide: £500 - £1,000* + FEES

*FREEHOLD LAND MADE UP OF VERGES,
ROADS AND PATHWAYS*

Located in a residential area of
Reading.



Lot 63

106 Old Road, Clacton-on-Sea, Essex,
CO15 3AA

Guide: £175,000 - £185,000* + FEES

*COMMERCIAL INVESTMENT WITH VACANT
FLAT ABOVE*

Established town centre mixed-use
property. Part let at £7,800 pa, plus
vacant two-bedroom flat. EPCs: C (68)
and D. Council Tax: A.



Lot 64

Postmans Cottage, Shaftesbury Road,
Compton Chamberlayne, Salisbury,
SP3 5DJ

Guide: £170,000 - £190,000* + FEES

*END-TERRACE COTTAGE FOR
IMPROVEMENT*

Stone built period cottage in quiet
village of Compton Chamberlayne on
the main A30 between Salisbury and
Shaftesbury. EPC: E. Council Tax: C.



Lot 65

Parcels Of Land At Orwell Drive,
Aylesbury, Buckinghamshire, HP21 9UE

Guide: £2,000 - £3,000* + FEES

*PARCELS OF FREEHOLD LAND SITUATED IN
A RESIDENTIAL LOCATION*

14 parcels of land situated in a
residential area and offering potential
for alternative uses, subject to all
necessary consents being obtainable.



Lot 66

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

Guide: £850,000 - Plus* + FEES

*SUBSTANTIAL COMMERCIAL INVESTMENT
OPPORTUNITY WITH PART VACANT
POSSESSION*

Seven commercial units and parking let
at £80,000 p.a. Estimated rental
£143,000 p.a. Popular industrial area
within easy reach of town centre. EPCs:
E (55).



Lot 67

21 Primrose Road, Dover, Kent, CT17 0JA

Guide: £130,000 - £135,000* + FEES

MODERN END-TERRACE HOUSE

Vacant two-bedroom house with front
and rear gardens. Gas heating via
radiators and double glazed windows.
EPC: C. Council Tax: B.



Lot 68

Land Rear Of 15 Ingram Road,
Gillingham, Kent, ME7 1SB

Guide: £50,000 - £60,000* + FEES

PLANNING FOR DETACHED HOUSE

Parcel of land currently occupied by
garages and yard, but with permission
for the construction of a detached
house.



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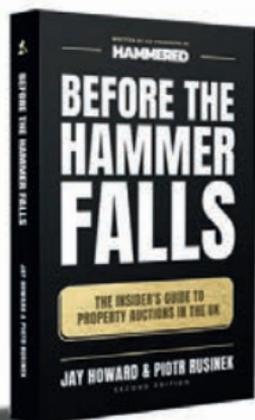
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Lot 69

18 Victoria Square, Truro, Cornwall,
TR1 2RX

Guide: £110,000 - Plus + FEES**

*FREEHOLD COMMERCIAL BUILDING IN
CENTRAL LOCATION*

Three storey building in a prominent trading position within the popular city of Truro. Potential to create full or part residential, subject to all necessary consents being obtainable. EPC: B (46).



Lot 70

66 Tower Hamlets Street, Dover, Kent,
CT17 0DX

Guide: £115,000 - £120,000* + FEES

*FREEHOLD TWO-BEDROOM SEMI-
DETACHED COTTAGE FOR INVESTMENT*

Situated in the popular Tower Hamlets area a short distance from local shops. Gas heating via radiators. Garden to rear. EPC: D. Council Tax: B.



Lot 71

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

Guide: £75,000 - Plus + FEES**

*7.63 ACRES OF AGRICULTURAL LAND IN
DESIRABLE LOCATION*

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



Lot 72

34 Robertson Street, Hastings, East
Sussex, TN34 1HT

Guide: £350,000 - £360,000* + FEES

*FREEHOLD COMMERCIAL & RESIDENTIAL
BLOCK*

Located in a prominent position in Hastings town centre. Ground floor butchers, two flats and a top floor office. Fully let, producing £36,100.08 pa. EPCs: B (40), C (51) and C. Council Tax: A.



Lot 73

11 Napoleons Landing, Esplanade,
Sandown, Isle Of Wight, PO36 8JS

Guide: £165,000 – £175,000* + FEES

*TWO-BEDROOM SEAFRONT FLAT WITH
PARKING*

Overlooking the seafront and Sandown Pier, this first floor flat in a modern block with a lift, has the benefit of a small balcony and gated allocated parking. EPC: C. Council Tax: C.



wright
estate agency



Lot 74

Land on Lewes Road, Blackboys,
Uckfield, East Sussex, TN22 5LF

Guide: £10,000 – £15,000* + FEES

*0.29 ACRES OF FREEHOLD BROWNFIELD
LAND IN A VILLAGE SETTING*

Previously developed land extending to approximately 0.12 hectares (0.29 acres), forming part of the former Forge site on Lewes Road in the village of Blackboys.



Lot 75

Units 1-8 Walberant Buildings, Copnor
Road, Portsmouth, PO3 5LB

Guide: £310,000 – £340,000* + FEES

MULTIPLE UNIT COMMERCIAL INVESTMENT

A substantial block comprising eight commercial units (one vacant), producing a good rental income. EPCs: C (54), B (48), B (42), D (76) and B (36).



G3
PROPERTY



Lot 76

91 Richmond Road, Gillingham, Kent,
ME7 1LS

Guide: £160,000 – Plus* + FEES

TERRACE HOUSE FOR REFURBISHMENT

Two-bedroom mid-terrace house in need of refurbishment. EPC: D. Council Tax: B.





Lot 77

Land Lying North of Victoria Road,
Nelson Wharf, Victoria Road, Lowestoft,
Suffolk, NR33 9LP

Guide: Nil - Reserve + FEES**

TWO PLOTS OF FREEHOLD LAND

Two vacant freehold parcels of land
measuring 0.04 hectares (0.11 acres).



Lot 78

Retort House, Albion Street, Broadstairs,
Kent, CT10 1NE

Guide: £185,000 - Plus* + FEES

*VACANT COMMERCIAL PROPERTY IN
TOWN CENTRE LOCATION*

Substantial building in popular town of
Broadstairs. Former community centre
with sports hall and associated
facilities. EPC: D (79). Total floor area
392 sq.m.



Lot 79

100 Wilton Street, Plymouth, Devon,
PL1 5LT

Guide: £160,000 - Plus* + FEES

*SUBSTANTIAL VICTORIAN HOME
REQUIRING REFURBISHMENT*

A four-bedroom, three-reception
Victorian mid-terrace house in an
established Plymouth location. EPC: C.
Council Tax: C.



Lot 80

165 Westwood Road, Broadstairs, Kent,
CT10 2NR

Guide: £295,000 - Plus* + FEES

PLANNING FOR THREE DETACHED HOUSES

Located on the outskirts of Broadstairs
this bungalow has been granted
Planning Permission for demolition and
replacement with three houses, subject
to conditions. EPC: D. Council Tax: A.

Lot 81

31 High Street, Lymington, Hampshire,
SO41 9AF

Guide: £420,000 – £440,000* + FEES

FREEHOLD INVESTMENT

This town centre investment, plus vacant flat, is located in the heart of Lymington High Street and is arranged over three floors. EPC: D (88) and TBC. Council Tax: A.



Lot 82

Dove Hirne, Bourne Road, West
Pinchbeck, Spalding, Lincolnshire,
PE11 3NQ

Guide: £210,000 – Plus* + FEES

HOUSE FOR REPAIR AND IMPROVEMENT

Detached four-bedroom house in the rural village of West Pinchbeck, approximately five miles from Spalding. EPC: D. Council Tax: D.



Lot 83

Land at Sycamore Road, Latchbrook,
Saltash, Cornwall, PL12 4XU

Guide: £2,500 – Plus* + FEES

FREEHOLD LAND

An area of land extending to approximately 0.06 acres (0.02 hectares). Located within a residential area in the Cornish town of Saltash.



Lot 84

1-6 Milestone Buildings, High Street,
Staplehurst, Tonbridge, Kent, TN12 0AB

Guide: £400,000 – Plus* + FEES

HIGH STREET INVESTMENT WITH POTENTIAL

Three shops, currently let, plus three flats, two sold on long leases. Car park to rear offering potential for development, subject to all necessary consents being obtainable. EPCs: C & D. Council Tax: B.





Lot 85

32 Kilndown Close, Allington, Maidstone, Kent, ME16 0PL

Guide: £165,000 - Plus* + FEES

MID-TERRACE HOUSE FOR IMPROVEMENT WITH GARAGE EN-BLOC

Popular Allington area. Double glazed windows, gas heating via radiators. Improvement/re-decoration works needed.

EPC: C. Council Tax: C.



Lot 86

Land on Inglewood Gardens & Coneyburrow Gardens, St. Leonards-on-Sea, East Sussex, TN38 9RZ

Guide: £5,000 - Plus* + FEES

FREEHOLD LAND

Comprising small plots forming front gardens around existing houses and garages. May be of interest to neighbouring owners or for amenity use.



Lot 87

28 High Street, Newport, Isle of Wight, PO30 1SS

Guide: £125,000 - Plus* + FEES

FREEHOLD COMMERCIAL INVESTMENT WITH POTENTIAL FOR ADDITIONAL DEVELOPMENT

Situated in the heart of Newport town centre. Producing a healthy rent and potential to redevelop above, subject to all necessary consents. EPC: C (70).



Lot 88

21 Union Crescent, Margate, Kent, CT9 1NS

Guide: £280,000 - Plus* + FEES

VACANT FOUR STOREY PROPERTY IN TOWN CENTRE

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 seafont.

EPCs: C. Council Tax: A and C.

Lot 89

169 Loose Road, Maidstone, Kent,
ME15 7DP

Guide: £575,000 - £625,000* + FEES

*DEVELOPMENT OPPORTUNITY -
PERMISSION FOR TWO DETACHED CHALET
BUNGALOWS AND EXTENSION OF
EXISTING DWELLING INTO CHALET
BUNGALOW*

Each proposed dwelling will have a private garden and off-road parking. Existing bungalow is EPC: D. Council Tax: D.



Lot 90

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

Guide: £200,000 - Plus* + FEES

*COMMERCIAL UNIT ARRANGED OVER
FOUR FLOORS*

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: E (104).



SCOTT ESTATES
MANAGEMENT LTD



Lot 91

1 Dover Street, Maidstone, Kent, ME16 8LF

Guide: £230,000 - £240,000* + FEES

*FREEHOLD END-TERRACE PROPERTY
DIVIDED INTO A TWO-BEDROOM
MAISONETTE AND GARDEN FLAT*

Short distance to Maidstone town centre. Vacant maisonette, plus garden flat which is currently let at £7,800 pa. EPCs: D and E. Council Tax: A.



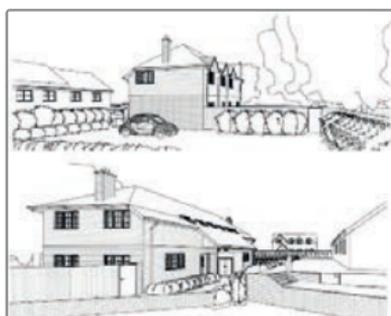
Lot 92

Land Eldon Road, Kings Somborne,
Stockbridge, Hampshire, SO20 6NN

Guide: £140,000 - £150,000* + FEES

*DEVELOPMENT SITE WITH CONSENT FOR A
PAIR OF SEMI-DETACHED HOUSES*

Land with planning for two, three-bedroom houses, subject to conditions.





Hose
Rhodes
Dickson

Lot 93

Former SNU Spiritualist Church, 8
Victoria Street, Ventnor, Isle Of Wight,
PO38 1ET

Guide: £175,000 - Plus + FEES**

*FREEHOLD TOWN CENTRE FORMER
CHURCH OVER FOUR FLOORS WITH
POTENTIAL*

Originally a furniture repository with
accommodation over four floors, this
town centre building has, for many
years, been in use as a church with
supporting meeting rooms.



Lot 94

3 Woodland Cottages, Upton Cross,
Liskeard, Cornwall, PL14 5BB

Guide: £70,000 - Plus + FEES**

*END-TERRACE COTTAGE FOR
SIGNIFICANT IMPROVEMENT WITH
COMMUNAL PARKING AREA*

A three-bedroom cottage situated in a
rural setting, requiring significant
improvement works. EPC: E. Council Tax:
B.



Lot 95

Land at Latchbrook, Saltash, Cornwall,
PL12 4UB

Guide: £250 - Plus + FEES**

FREEHOLD LAND

Small parcel of land located within a
residential area in the Cornish town of
Saltash.



Lot 96

906 Wimborne Road, Bournemouth,
BH9 2DW

Guide: £175,000 - £185,000* + FEES

*FREEHOLD COMMERCIAL AND
RESIDENTIAL BUILDING*

Located on the busy Wimborne Road
and, until recently, operated as a cafe
with living accommodation above.
EPC: D (79).

Lot 97

17 New Street, St. Dunstons, Canterbury, Kent, CT2 8AU

Guide: £320,000 - Plus + FEES**

FOUR-BEDROOM HOUSE FOR REFURBISHMENT

Situated on the corner of New Street and Cross Street in the popular St Dunstons area of Canterbury, a short walk from the Canterbury West railway station. EPC: D. Council Tax: D.



Lot 98

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

Guide: £120,000 - Plus + FEES**

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

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



Lot 99

35 Vespasian Road, Southampton, SO18 1AY

Guide: £570,000 - £590,000* + FEES

BOAT YARD WITH CONSENT FOR RESIDENTIAL DEVELOPMENT

Planning for pair of townhouses and scope for additional development, subject to all necessary consents being obtainable. The moorings are rented on an informal basis.



Lot 100

59 Canterbury Road, Margate, Kent, CT9 5AS

Guide: £360,000 - £380,000* + FEES

SUBSTANTIAL CORNER PROPERTY WITH POTENTIAL

Loosely arranged as three flats, close to Margate town centre with its mainline railway station and popular seafront. EPCs: C, F and D. Council Tax: Each Flat A.



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Lot 101

Land at Weir Road, Wimbledon, London, SW19 8UG

Guide: £175,000 - £200,000* + FEES

VACANT PARCEL OF FREEHOLD LAND

Approx. 0.7 acres situated in SW19. Potential for alternative uses, subject to all necessary consents being obtainable.



Lot 102

104 High Street, Poole, Dorset, BH15 1DB

Guide: £230,000 - £250,000* + FEES

THREE STOREY TOWN CENTRE BUILDING

Three Storey, freehold town centre building. EPC: B (40). Council Tax: B.



Lot 103

10 Greenwith Crescent, Greenwith Road, Perranwell Station, Truro, Cornwall, TR3 7LU

Guide: £115,000 - £125,000* + FEES

SEMI-DETACHED HOUSE FOR IMPROVEMENT

Well proportioned house requiring some refurbishment works. Located in a favoured location in the village of Perranwell Station. EPC: D. Council Tax: B.



Lot 104

Land South Of Newclose Cricket Ground, Blackwater Rd, Newport, PO30 3BE

Guide: £250,000 - Plus* + FEES

11 ACRES OF WOODLAND WITH PERMISSION FOR 13 ECO PODS AND PARKING

Over 10 acres in a semi-rural location and a short drive from Newport. Previously in use as a Christmas Tree farm.

Lot 105

Ground Floor Flat, 1060 Wimborne Road, Bournemouth, BH9 2DB

Guide: £140,000 – £150,000* + FEES

FLAT FOR IMPROVEMENT WITH PARKING TO REAR AND GARDEN

Located in Moordown this ground floor flat requires some improvement works, after which it would be ideal for investment or occupation. EPC: D. Council Tax: A.



Lot 106

Land Ashey Park, Ashey Road, Ryde, Isle Of Wight, PO33 4BB

Guide: £110,000 – £130,000* + FEES

LAND WITH CONSENT FOR TWO THREE-BEDROOM HOLIDAY BUNGALOWS

Situated to the south of Ryde, off Ashey Road. We are advised that footings have commenced and recognised by the Local Authority as commencement of the development.



Lot 107

49 Herald Walk, Dartford, Kent, DA1 5ST

Guide: £95,000 – Plus* + FEES

VACANT PURPOSE-BUILT FLAT FOR INVESTMENT

Ground floor one-bed flat with own entrance. 99-year lease from 1984. Situated on outskirts of Dartford town centre. EPC: C. Council Tax: B.



Lot 108

Land to the Rear Of 49-51 Mayplace Road East, Bexleyheath, Kent, DA7 6EA

Guide: £240,000 – £250,000* + FEES

FREEHOLD RESIDENTIAL DEVELOPMENT SITE

Back land residential development site with outline consent (access approved) for two detached dwellings. Custom-build restriction. CIL liable.





Lot 109

3 Charlotte Square, Margate, Kent, CT9 1LR

Guide: £200,000 – Plus + FEES**

SIX-BEDROOM HOUSE FOR IMPROVEMENT

Three storey mid-terrace house for improvement, located in Margate town centre. EPC: F. Council Tax: A.



Lot 110

Land Adj. 20 Darlinghurst Road, Fronting Bowen Road, Folkestone, Kent, CT19 4PL

Guide: £95,000 – Plus + FEES**

FREEHOLD SITE WITH PLANNING FOR THREE FLATS

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



Lot 111

Flat 14, Troudau House, Chatham Hill, Chatham, Kent, ME5 7DU

Guide: £55,000 – £60,000* + FEES

VACANT ONE-BEDROOM FLAT

A vacant flat close to Medway Maritime hospital and equidistant between Gillingham and Chatham town centres. EPC: C. Council Tax: A.



Lot 112

Land On The South Side Of The Walls, Manningtree, Essex, CO11 1AT

Guide: £25,000 – Plus + FEES**

OVER HALF AN ACRE OF FREEHOLD PARCEL OF LAND

Located opposite the waterfront in Mistley. The land may offer potential for alternative uses, subject to all necessary consents being obtainable.

Lot 113

14 Frederick Road, Gillingham, Kent,
ME7 5UT

Guide: £160,000 - £170,000* + FEES

*MID-TERRACE HOUSE FOR
REFURBISHMENT*

A three-bedroom house in need of
refurbishment located close to Medway
Maritime Hospital. EPC: TBC.
Council Tax: B.



Lot 114

27 Pelham Road, Gravesend, Kent,
DA11 0HU

Guide: £900,000 - Plus* + FEES

*SUBSTANTIAL DETACHED RESIDENTIAL
INVESTMENT ARRANGED AS 10 UNITS
WITH EXTENSIVE GROUNDS,
OUTBUILDINGS AND PARKING*

Producing approx. £92,000 pa. Ten-
room layout. Two self-contained units.
EPCs: Ranging from C to G.
Council Tax: A.



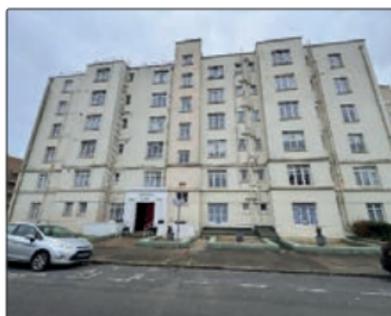
Lot 115

2 Motcombe Court, Bedford Avenue,
Bexhill-on-Sea, East Sussex, TN40 1NQ

Guide: £200,000 - £220,000* + FEES

GROUND FLOOR FLAT

Three-bedroom self-contained flat on
the ground floor of this purpose-built
block with sea views and within easy
reach of the town centre, seafront and
railway station. EPC: F. Council Tax: B.



WATLING
REAL ESTATE

Lot 116

Rear Of 353 Lordship Lane, Dulwich,
London, SE22 8JJ

Guide: £425,000 - Plus* + FEES

*VACANT SPLIT-LEVEL MAISONETTE FOR
INVESTMENT*

Spacious rear-access maisonette in
prime East Dulwich location, on
Lordship Lane and Dulwich Park.
Arranged over three floors. EPC: D.
Council Tax: D.





Lot 117

33 Bethel Road, St. Austell, Cornwall,
PL25 3HB

Guide: £65,000 - Plus* + FEES

*DETACHED BUNGALOW ON GENEROUS
PLOT*

Situated in a pleasant residential location and on a good size plot is this two-bedroom bungalow of non-standard construction, requiring improvement. EPC: F. Council Tax: B.



Lot 118

23 Moorland Way, Gunnislake, Cornwall,
PL18 9EX

Guide: £40,000 - Plus* + FEES

*SEMI-DETACHED BUNGALOW FOR
IMPROVEMENT*

This one-bedroom bungalow is situated in a mainly residential area of Gunnislake. The property requires a programme of repair and improvement. EPC: C. Council Tax: B.



Lot 119

76B London Road, Portsmouth, PO2 0LN

Guide: £70,000 - £80,000* + FEES

VACANT ONE-BEDROOM FLAT

A two storey flat for investment or owner occupation. Close to local shops in North End, in a sought after area. EPC: E. Council Tax: A.



Lot 120

5A Quob Lane, West End, Southampton,
SO30 3GJ

Guide: £185,000 - £195,000* + FEES

HOUSE FOR IMPROVEMENT

Three-bedroom semi-detached house with driveway, for improvement. EPC: C. Council Tax: D.

Lot 121

30 Turnpike Road, Highworth, Swindon,
SN6 7AX

Guide: £120,000 – £130,000* + FEES

HOUSE FOR IMPROVEMENT

Located in the attractive village of Highworth a short drive north of Swindon. This semi-detached house would benefit from some updating and refurbishment. EPC: C. Council Tax: A.



Lot 122

22 Quaker Drive, Cranbrook, Kent,
TN17 2HL

Guide: £80,000 – £85,000* + FEES

GROUND FLOOR FLAT FOR IMPROVEMENT

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



Lot 123

33 Crow Hill Road, Margate, Kent,
CT9 5PF

Guide: £240,000 – £260,000* + FEES

FOUR-BEDROOM HOUSE FOR IMPROVEMENT

Four storey four-bedroom house for improvement. EPC: D. Council Tax: B.



Lot 124

36 & 38 Winner Street, Paignton, Devon,
TQ3 3BQ

Guide: £375,000 – Plus* + FEES

*FULLY LET RESIDENTIAL INVESTMENT
COMPRISING TEN FLATS WITH CAR PARK*

Freehold residential investment comprising 10 self-contained flats, fully let at £50,336 per annum. Car park with parking for five vehicles. EPCs: E. Council Tax: A.





Lot 125

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 sought after residential location.



Lot 126

52 Minnis Lane, River, Dover, Kent, CT17 0PT

Guide: £190,000 - Plus* + FEES

THREE-BEDROOM SEMI IN POPULAR LOCATION

Gas heating and double glazing. Good size rear garden. Front garden incorporating off-road parking. Improvement and redecoration required. EPC: D. Council Tax: C.



Lot 127

5 Angel Gate, Harwich, Essex, CO12 3EJ

Guide: £100,000 - £120,000* + FEES

THREE-BEDROOM END-TERRACE COTTAGE FOR IMPROVEMENT

This former coastguard cottage is situated close to the waterfront and beach in the historic maritime Essex town of Harwich. EPC: D. Council Tax: B.



Lot 128

22 Fairlands Road, Fairlands, Guildford, GU3 3JB

Guide: £190,000 - £200,000* + FEES

BUNGALOW WITH GARAGE AND GARDENS IN NEED OF MODERNISATION

Situated in a sought after residential location with comprehensive local shopping facilities, amenities and Guildford town centre nearby. EPC: D. Council Tax: D.



Lot 129

16 Chart Place, Wigmore, Gillingham, Kent, ME8 0LN

Guide: £250,000 - Plus* + FEES

FOUR-BEDROOM HOUSE FOR IMPROVEMENT

A mid-terrace house now requiring improvement. Located in a residential area within easy access of the M2 and Hempstead Valley shopping centre. EPC: TBC. Council Tax: D.



Lot 130

Flat 2, 14 Park Road, Bognor Regis, West Sussex, PO21 2PX

Guide: £170,000 - £180,000* + FEES

THREE-BEDROOM FLAT FOR INVESTMENT CLOSE TO SEAFRONT

Situated just off Bognor Regis seafront, this substantial first floor flat provides spacious accommodation and is let on an Assured Shorthold Tenancy. EPC: D. Council Tax: B.



WATLING
REAL ESTATE



Lot 131

2A Queens Road, Aylesham, Canterbury, Kent, CT3 3AP

Guide: £110,000 - £115,000* + FEES

FREEHOLD INVESTMENT OF TWO FLATS

Semi-detached property close to local shops in Market Place. Both flats are let and have separate entrances. EPCs: F. Council Tax: A.



Lot 132

58 Luton High Street, Chatham, Kent, ME5 7LJ

Guide: £130,000 - £140,000* + FEES

HOUSE REQUIRING REDECORATION AND LIGHT REFURBISHMENT

Mid-terrace house offering scope to enhance value and rental return. Vacant possession with rear garden. Ideal investment opportunity. EPC: D. Council Tax: B.





Lot 133

Mrs Joes Cottage, Tremethick Cross, Penzance, Cornwall, TR20 8TX

Guide: £100,000 - Plus* + FEES

COTTAGE FOR UPDATING WITH GARAGE AND GARDEN

Character two-bedroom cottage for improvement, including an attached garage, communal off-road parking and a good size detached garden. EPC: G. Council Tax: B.



Lot 134

1A The Mews, East Hoathly, Lewes, East Sussex, BN8 6EH

Guide: £110,000 - £120,000* + FEES

TWO-BEDROOM FLAT WITH GARAGE IN NEED OF UPDATING

Situated in this attractive mews location just off the High Street in this sought after village. EPC: TBC. Council Tax: B.



Lot 135

The Yews, 1 & 2 Camphill Cottages, Duddleswell, Uckfield, East Sussex, TN22 3JB

Guide: £580,000 - Plus* + FEES

DETACHED COTTAGE FOR REFURBISHMENT ON 1.23 ACRES OF GROUNDS

Cottage with garages and land on plot of approx. 1.23 acres. Located between Nutley and Crowborough, close to local shops and town centre. EPC: F. Council Tax: D.



Lot 136

16A & 16B King Street, Gillingham, Kent, ME7 1EP

Guide: £180,000 - £200,000* + FEES

FREEHOLD BLOCK OF FLATS FOR INVESTMENT

Arranged as two, one-bedroom flats close to Gillingham town centre with amenities and mainline railway station. EPCs: D. Council Tax: A

Lot 137

76 Coombe Valley Road, Dover, Kent, CT17 0EX

Guide: £130,000 – £135,000* + FEES

THREE-BEDROOM HOUSE FOR INVESTMENT

Situated almost opposite the hospital. Gas heating system via radiators and double glazed windows. Three bedrooms (third off second). Front and rear gardens. EPC: C. Council Tax: B.



Lot 138

113 Woodside Lane, Bexley, Kent, DA5 1EY

Guide: £75,000 – Plus* + FEES

SHORT LEASE FLAT INVESTMENT

Two-bedroom maisonette with private garden let at £16,800 pa. Approximately 12 years unexpired lease. High-yield investment opportunity. EPC: D. Council Tax: C.



Lot 139

Flat 18 Grange Court, 16 Grange Road, Shanklin, Isle Of Wight, PO37 6NN

Guide: £60,000 – Plus* + FEES

PURPOSE-BUILT TOWN CENTRE FLAT WITH PARKING

This second floor one-bedroom flat is considered ideal for addition to an income-producing letting portfolio. Allocated parking space and town centre location. EPC: E. Council Tax: A.



Lot 140

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 £10,200 pa. EPC: D. Council Tax: A.





Lot 141

Otter Croft, Chawleigh, Chulmleigh, Devon, EX18 7JX

Guide: £155,000 - Plus* + FEES

DETACHED TWO-BEDROOM BUNGALOW

Situated in the Taw Valley between Exeter and Barnstaple, enjoying far-reaching rural views. EPC: D. Council Tax: C.



Lot 142

Duke of Buckingham, 119 High Street, Old Portsmouth, PO1 2HW

Guide: £650,000 - Plus* + FEES

FORMER PUB AND HOTEL WITH PLANNING PERMISSION FOR RESIDENTIAL CONVERSION

The premises has 14 guest bedrooms and Planning Permission has been granted for residential development. EPC: B (46), C (62) & C (52).



Lot 143

Upper Parts, 39 High Street, Ramsgate, Kent, CT11 9AG

Guide: £150,000 - Plus* + FEES

FOUR-BEDROOM MAISONETTE IN TOWN CENTRE

Located in Ramsgate town centre close to local amenities. The property could do with some improvement although does have double glazed windows. EPC: D Council Tax: TBC.



Lot 144

74 Mill Road, Gillingham, Kent, ME7 1JB

Guide: £190,000 - Plus* + FEES

FOUR-BEDROOM TOWN HOUSE FOR REFURBISHMENT

An end-terrace house in need of refurbishment, located in an established residential area close to local amenities, the town centre and railway station. EPC: C. Council Tax: C.

Lot 145

Corner Cottage, 55A Regent Street,
Shanklin, Isle of Wight, PO37 7AE

Guide: £75,000 – £80,000* + FEES

*TOWN-CENTRE FLAT WITH PRIVATE
ACCESS FOR INVESTMENT OR
OCCUPATION*

Enjoying private access from Spring
Gardens and with the benefit of rear
vehicular access, this one-bedroom
first floor flat is ideal for investment or
owner occupation. EPC: E.
Council Tax: A.



Lot 146

255 Bicknor Road, Maidstone, Kent,
ME15 9PL

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 147

1 Bayle Court, The Parade, Folkestone,
Kent, CT20 1SN

Guide: £95,000 – £100,000* + FEES

*TWO-BEDROOM APARTMENT WITH SEA
VIEWS*

Ground floor flat for investment. Double
glazed windows with exception of
window between living room and
conservatory. Close to shops, cafes and
restaurants. EPC: E. Council Tax: A.



Lot 148

73 King Street, Gillingham, Kent, ME7 1EP

Guide: £150,000 – £160,000* + FEES

*MID-TERRACE HOUSE FOR
REFURBISHMENT*

Located in Gillingham town centre,
close to amenities and mainline railway
station. EPC: C. Council Tax: B.



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Lot 149

Apartment 1, Rumwood Court, Sutton Road, Langley, Maidstone, Kent, ME17 3NN

Guide: £280,000 – Plus + FEES**

GROUND FLOOR APARTMENT

Spacious two-bedroom apartment on the ground floor of this impressive Grade II Listed Elizabethan property. Recently been refurbished by the Sellers. EPC: D. Council Tax: E.



Lot 150

Commercial Unit Rear Of Littlegate Road, Paignton, Devon, TQ3 3AY

Guide: £120,000 – Plus* + FEES

COMMERCIAL INVESTMENT WITH FURTHER LETTING POTENTIAL

Currently part let as a dance studio at a rental of £12,000 per annum. Additional vacant storage/workshop unit. EPC: C (53).



Lot 151

351 Luton Road, Chatham, Kent, ME4 5BJ

Guide: £120,000 – £130,000* + FEES

MID-TERRACE HOUSE FOR REFURBISHMENT

A two-bedroom house for investment, now in need of refurbishment. EPC: TBC. Council Tax: B.



Lot 152

21 & 21A Cambridge Road, East Cowes, Isle Of Wight, PO32 6AE

Guide: £160,000 – £170,000* + FEES

PAIR OF FLATS FOR INVESTMENT

Located close to the waterfront, with views towards the yachting harbour from the top floor flat. Each flat holding over under the terms of an Assured Shorthold Tenancy. EPCs: C. Council Tax Bands: A.

Lot 153

Relay, Corkwell Street, Chatham, Kent,
ME4 6RY

Guide: £220,000 – £230,000* + FEES

VACANT THREE-BEDROOM HOUSE

Well presented three-bedroom semi-detached house which may require some repair. EPC: D. Council Tax: B.



Lot 154

94A High Street, Rottingdean, Brighton,
BN2 7HF

Guide: £190,000 – £195,000* + FEES

*SPACIOUS MAISONETTE CLOSE TO
SEAFRONT IN FAVOURED LOCATION*

Ideal letting opportunity. Good decorative order throughout and situated in the High Street of this sought after village just off the seafront. EPC: D. Council Tax: B.



Lot 155

44 Mersea Avenue, West Mersea,
Colchester, Essex, CO5 8JL

Guide: £400,000 – £425,000* + FEES

*DETACHED BUNGALOW FOR
IMPROVEMENT IN POPULAR LOCATION*

Three-bedroom bungalow situated on Mersea Island. Potential for re-development, subject to all necessary consents being obtainable. EPC: D. Council Tax: F.



Lot 156

9 & 10 Polvellan Terrace, Looe, Cornwall,
PL13 2EB

Guide: £150,000 – Plus* + FEES

*TWO DETACHED BUNGALOWS FOR
IMPROVEMENT IN POPULAR LOCATION*

Situated in an elevated position close to Looe town centre, fishing port, beach and range of other amenities. Two bedrooms. EPCs: C. Council Tax: A.





Lot 157

699 Cranbrook Road, Ilford, Essex,
IG2 6RJ

Guide: £175,000 - Plus* + FEES

FLAT FOR INVESTMENT

Second floor flat to be sold with the current tenant in situ. An investment opportunity with immediate rental income. EPC: E. Council Tax: B.



Lot 158

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

Guide: £175,000 - 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 159

36 & 38 Canterbury Road, Herne Bay,
Kent, CT6 5DJ

Guide: £700,000 - Plus* + FEES

PAIR OF PROPERTIES ARRANGED AS TEN SELF-CONTAINED FLATS

A pair of semi-detached properties arranged as 10 flats, let on Assured Shorthold Tenancies. EPCs: F, E, D and G. Council Tax Bands: A.

WILBEE & SON



Lot 160

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 161

6 Wadebridge Road, St. Tudy, Bodmin,
Cornwall, PL30 3ND

Guide: £115,000 - £125,000* + FEES

*SEMI-DETACHED HOUSE FOR
IMPROVEMENT*

This three-bedroom house is situated in the popular village of St Tudy. The property now requires a programme of improvement works. EPC: F.
Council Tax: B.



Lot 162

117 Castle Road, Chatham, Kent,
ME4 5HY

Guide: £145,000 - £150,000* + FEES

MID-TERRACE HOUSE FOR IMPROVEMENT

A two-bedroom house in need of refurbishment, located on the outskirts of Chatham town centre. EPC: C.
Council Tax: B.



Lot 163

7 Brunswick Street East, Maidstone, Kent,
ME15 7UX

Guide: £210,000 - £220,000* + FEES

MID-TERRACE HOUSE FOR IMPROVEMENT

Four storey townhouse on the outskirts of Maidstone town centre. May have potential for alternative uses, subject to all necessary consents being obtainable. EPCs: C. Council Tax: B.



Lot 164

Blakeney, Woodland Road, Lyminge,
Folkestone, Kent, CT18 8EW

Guide: £275,000 - £280,000* + FEES

WATER DAMAGED DETACHED BUNGALOW

Located in the popular village of Lyminge. Two bedrooms, front garden with drive leading to garage. Rear garden backing onto farmland. EPC: D.
Council Tax: D.





Lot 165

16A Atherley Road, Shanklin, Isle Of Wight, PO37 7AT

Guide: £70,000 – Plus + FEES**

TWO-BEDROOM TOWN-CENTRE APARTMENT FOR INVESTMENT OR OCCUPATION

First floor flat requiring some upgrading and refurbishment. Located a short walk from Shanklin town centre. EPC: D. Council Tax: B.



Lot 166

40-41 Causewayhead, Penzance, Cornwall, TR18 2SS

Guide: £155,000 – Plus + FEES**

FREEHOLD COMMERCIAL BUILDING WITH PLANNING FOR RE-DEVELOPMENT

Deceptively spacious property in the centre of Penzance, with consent for part-commercial to the ground floor, with four residential flats to the rear and upper floors.



Lot 167

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

Guide: £78,000 – Plus + FEES**

TWO-BEDROOM FIRST FLOOR MAISONETTE

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



Lot 168

Roseglen Hotel, 12 Palmerston Road, Shanklin, Isle Of Wight, PO37 6AS

Guide: £300,000 – £330,000 + FEES**

FORMER HOTEL WITH HMO LICENCE AND PLANNING CONSENT FOR CONVERSION TO 8 APARTMENTS

Consent for conversion to six, one-bedroom and two, two-bedroom apartments, plus HMO Licence with six former hotel rooms. Currently let. EPC: C (75).

Lot 169

24 Church Street, Maidstone, Kent,
ME14 1EN

Guide: £160,000 - Plus* + FEES

*TOWN CENTRE FREEHOLD BLOCK OF FOUR
FLATS*

Three flats let on Assured Shorthold
Tenancies and one sold on a long
lease. Town centre block close to the
town. EPCs: D. Each Flat Council Tax: A.



Lot 170

38 Stonefield Road, Hastings, East
Sussex, TN34 1QF

Guide: £130,000 - £140,000* + FEES

*TWO-BEDROOM TERRACE HOUSE FOR
REFURBISHMENT*

Mid-terrace house conveniently
located near Morrisons, Hastings town
centre, the seafront and excellent
transport links including railway station.
EPC: C. Council Tax: A.



Lot 171

1 Newlands Villa Apartments, 2 Royal
Crescent, Sandown, Isle Of Wight,
PO36 8LZ

Guide: £50,000 - Plus* + FEES

*ONE-BEDROOM FLAT WITH PARKING AND
A SHARE OF FREEHOLD*

Situated in an attractive residential
road, a short distance from the seafront
and town centre. Off road parking and
a quarter share of the freehold. EPC: C.
Council Tax: A.



Lot 172

11B High Street, Herne Bay, Kent, CT6 5LJ

Guide: £80,000 - £85,000* + FEES

VACANT FLAT FOR IMPROVEMENT

Situated on the first floor of this mid-
terrace building located in Herne Bay's
town centre and close to the seafront.
Now in need of total refurbishment. EPC:
D. Council Tax: A.





Lot 173

67 Ingestre Street, Harwich, Essex,
CO12 3JG

Guide: £90,000 – £95,000* + FEES

THREE-BEDROOM TERRACED HOUSE FOR REFURBISHMENT LOCATED IN A CUL-DE-SAC

This terrace house is located in a quiet cul-de-sac in the historic coastal Harwich Port. EPC: D. Council Tax: A.



Lot 174

Flat 5, Coniston Park, 169A Sandown Road, Shanklin, Isle of Wight, PO37 6HY

Guide: £70,000 – £75,000* + FEES

TWO-BEDROOM FLAT FOR OVER 55 YEAR OLDS – ALLOCATED PARKING SPACE

Situated in a modern block a short distance from the seafront and Shanklin town centre. EPC: D. Council Tax: B.



Lot 175

17 Perry Street, Maidstone, Kent,
ME14 2RP

Guide: £140,000 – £145,000* + FEES

HOUSE FOR IMPROVEMENT

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



Lot 176

1 Shaftesbury Road, Exeter, Devon,
EX2 9BR

Guide: £285,000 – Plus* + FEES

THREE-BEDROOM HOUSE REQUIRING IMPROVEMENT

Three-bedroom end-terrace house in St Thomas, Exeter. Two reception rooms, garden to front and larger patio garden to rear. EPC: C. Council Tax: C.

Lot 177

41 Tudor Road, Nuneaton, Warwickshire, CV10 9EF

Guide: £43,000 – £48,000* + FEES

*TWO-BEDROOM GROUND FLOOR
MAISONETTE WITH GARDEN*

Vacant maisonette with paved garden to rear and hardstanding, situated in the Warwickshire town of Nuneaton.

EPC: F. Council Tax: A.



Lot 178

2 Hillside Road, Dover, Kent, CT17 0JQ

Guide: £115,000 – £125,000* + FEES

END-TERRACE HOUSE FOR IMPROVEMENT

Situated on the north-west side of Dover. Three bedrooms, gas heating system, double glazed windows and rear garden. EPC: D. Council Tax: B.



Lot 179

25 Marldon Avenue, Paignton, Devon, TQ3 3NY

Guide: £150,000 – Plus* + FEES

*END-TERRACE HOUSE FOR OCCUPATION
OR INVESTMENT*

A three-bedroom house with front and rear gardens, situated in a popular cul-de-sac location close to the town centre. EPC: D. Council Tax: B.



Lot 180

29 Primrose Road, Dover, Kent, CT17 0JA

Guide: £130,000 – £135,000* + FEES

*FREEHOLD MODERN END-TERRACE HOUSE
INVESTMENT*

Two-bedroom end-terrace house investment. Double glazed windows and a gas heating system via radiators.

EPC: C. Council Tax: B.





Lot 181

Seapoint, 14 Knockholt Road, Cliftonville, Margate, Kent, CT9 3HL

Guide: £200,000 - Plus* + FEES

FIRE DAMAGED DETACHED BUNGALOW IN GOOD LOCATION

Located in a desirable area close to Botany Bay beach and an equal distance between Margate and Broadstairs town centres.
Council Tax: C.



Lot 182

150 London Road, Dover, Kent, CT17 0TG

Guide: £110,000 - £115,000* + FEES

THREE STOREY FREEHOLD HOUSE INVESTMENT

Three-bedroom house with front courtyard and rear garden. EPC: C.
Council Tax: B.



Lot 183

Kingshead House, Clyst Honiton, Exeter, Devon, EX5 2NG

Guide: £155,000 - Plus* + FEES

SPACIOUS MID-TERRACE PROPERTY

Double-fronted spacious property arranged over three floors and now requiring improvement. Village location close to Exeter city centre, Exeter airport and M5 and A30. EPC: D. Council Tax: C.



Lot 184

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

Guide: £40,000 - 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.



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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.

Scan the code to register for bidding



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, or contact us on 0345 8500333, in order to stay fully informed with the up-to-date information.

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