

Clive Emson

LAND AND PROPERTY AUCTIONEERS



AUCTION

7th May 2026

**Online Bidding Commences
5th May 2026**



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2026 Auction Calendar

AUCTION DATE

ENTRIES CLOSE

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

A warm welcome to our third Auction Preview catalogue of 2026, which follows hot on the heels of our successful March auction where we saw a success rate over 70%, raising over £23 million for clients.

To us, this shows the resilience of the property auction market despite the ever-changing economic conditions, mortgage rate fluctuations and legislative changes, one of which has been the Renters' Rights Act, with Phase 1 coming into force from 1st May. This gives new rules for the private rented sector. Any tenancy previously called an Assured Shorthold Tenancy will automatically become a rolling tenancy and referred to as an Assured Periodic Tenancy, but the tenancy will not end because of this change. The legislation does not require a landlord to change or re-issue any existing tenancy agreement, but they must provide a copy of The Renters' Rights Act Information Sheet 2026 to each tenant before 31st May.

At long last, there is a clear pathway forward and 'knowing' must be much better than 'not knowing'. In reality, there will still be investor landlords



and there will always be tenants: everyone is just working with a new set of rules.

The May auction contains another exciting and diverse array of lots and offers some excellent opportunities for investors; those seeking a new home; developers and those buying speculatively.

We will be attending the Landlord Investor Show on 29th April at The International Hotel in Ashford. We look forward to seeing you there to talk about everything auction and property related.

Happy hunting!

A stylized, handwritten signature in black ink, appearing to read 'Kevin Gilbert', written over a white background.

Kevin Gilbert
MRCIS FNAVA

MARCH RESULTS

To view the March 2026 and previous auction results scan the QR code or visit our website.

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





Lot 1

21 Glynleigh Drive, Polegate, East Sussex, BN26 6LU

Guide: £240,000 – £250,000* + FEES

TWO-BEDROOM SEMI-DETACHED BUNGALOW WITH GARAGE AND GARDEN

Freehold property close to local shops, amenities and transport links. Currently tenanted for £10,584 per annum. EPC: E. Council Tax: C.



Lot 2

Land North Of Firwood Rise, Heathfield, East Sussex, TN21 8LX

Guide: £25,000 – Plus* + FEES

APPROXIMATELY 6.3 ACRES OF WOODLAND

Two freehold parcels of woodland extending to 0.25 hectares (0.62 acres) and 2.30 hectares (5.68 acres), located in a rural location in the heart of Heathfield.



Lot 3

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

Guide: £220,000 – Plus* + FEES

OVER 14 ACRES OF WOODLAND WITH PERMISSION FOR 13 ECO PODS AND PARKING

Over 14 acres in a semi-rural location and a short drive from Newport. Previously in use as a Christmas Tree farm.



Lot 4

GD 1-4, 7-8 & 10-11 Florence Court, Andover, Hampshire, SP10 5JA

Guide: £35,000 – Plus* + FEES

EIGHT FREEHOLD GARAGES IN BLOCK

Offered with vacant possession. Four of the six in the block to the north of the site are included, together with a continuous run of four out of the six in the block to the south.

Lot 5

208 & Flats A-E Kent House Road,
Beckenham, Kent, BR3 1JN

Guide: £975,000 - Plus* + FEES

FREEHOLD MIXED USE INVESTMENT

Comprising ground floor commercial unit and five flats in a convenient Beckenham location, currently producing £83,400 per annum. Residential EPCs: C. Council Tax Bands: TBC.



Lot 6

69 Abenberg Way, Hutton, Brentwood,
Essex, CM13 2UQ

Guide: £300,000 - Plus* + FEES

END-TERRACE HOUSE FOR IMPROVEMENT

Two-bedroom end-terrace house requiring improvement. EPC: D. Council Tax: D.



Lot 7

Land Off Old Dover Road, Tilmanstone,
Deal, Kent, CT14 0JU

Guide: £22,000 - £25,000* + FEES

APPROX 1.7 ACRES WOODLAND

Situated off the original Old Dover Road at Tilmanstone.



Lot 8

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

Guide: £100,000 - Plus* + FEES

FREEHOLD PARCEL OF LAND

Within close proximity of Elm Park Underground Station and utilised for equine purposes. Site measures approx. 2.62 hectares (6.47 acres).





Lot 9

The General Wolfe 3-5 Bodmin Road & 2-4 Truro Road, Bodmin Road, St. Austell, Cornwall, PL25 5AE

Guide: £150,000 - Plus+ FEES**

TOWN CENTRE BUILDING ARRANGED AS THIRTEEN FLATS IN NEED OF SIGNIFICANT IMPROVEMENT

A mixture of one and two-bedroom flats requiring extensive improvement. Close to local amenities. EPCs: B, C, E and TBC. Each flat Council Tax: A.



Lot 10

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

Guide: £390,000 - 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 and D. Council Tax: B.



Lot 11

5 North Street, Wareham, Dorset, BH20 4AB

Guide: £295,000 - Plus+ FEES**

FREEHOLD INVESTMENT

Town centre commercial investment located in the heart of the attractive town centre of Wareham. EPC: E (117).



Lot 12

Land at Windmill, Fowey, Cornwall, PL23 1HB

Guide: £1,000 - Plus+ FEES**

FREEHOLD LAND

An area of freehold land within a residential area of the Cornish town of Fowey. Any future use would be subject to all necessary consents being obtainable.

Lot 13

G1-2,4,6-11 Spey Court, Andover,
Hampshire, SP10 5HA

Guide: £38,000 - £42,000* + FEES

NINE FREEHOLD GARAGES IN BLOCK

Offered for sale with vacant possession.
The garages are split across several
blocks.



Lot 14

Teignmouth United Reformed Church,
Dawlish Street, Teignmouth, Devon,
TQ14 8TB

Guide: £100,000 - Plus* + FEES

FORMER CHURCH

Prominent former church in Teignmouth
offering character and potential for
conversion or redevelopment, subject
to all necessary consents being
obtainable.



Lot 15

29 Beaconsfield Road, Dover, Kent,
CT16 2LL

Guide: £80,000 - £85,000* + FEES

TWO-BEDROOM APARTMENT

On the Level part of Dover in the
popular Charlton area, a short distance
from the town centre including Asda,
Morrisons and Audi supermarkets. The
flat has an allocated parking space.
EPC: C. Council Tax: B.



Lot 16

25 Primrose Road, Dover, Kent, CT17 0JA

Guide: £130,000 - £135,000* + FEES

*FREEHOLD MODERN TERRACE HOUSE FOR
INVESTMENT*

Two-bedroom end-terrace house with
double glazed windows and a gas
heating system via radiators. EPC: C.
Council Tax: B.





Lot 17

G1-12 Woodley Close, Romsey,
Hampshire, SO51 7PD

Guide: £60,000 – Plus* + FEES

BLOCK OF TWELVE FREEHOLD GARAGES

Located in the attractive market town of Romsey, considered ideal for letting in the local marketplace.



Lot 18

The Lamb, 43 Abbey Street, Farnham,
Surrey, GU9 7RJ

Guide: £320,000 – Plus* + FEES

FREEHOLD PUBLIC HOUSE WITH POTENTIAL

Four-bedroom accommodation close to market town. Potential for alternative uses, subject to all necessary consents.
EPC: D (84) Total floor area 261 sq.m.



Lot 19

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 necessary consents being obtainable.



Lot 20

Former Ice House, Lower Woodfield
Road, Torquay, Devon, TQ1 2JY

Guide: £1,500 – Plus* + FEES

*FREEHOLD LAND WITH DISUSED ICE
HOUSE IN POPULAR LOCATION*

Any alternative future use of the land would be subject to all necessary consents being obtainable.



Lot 21

G58 Caesar Close, Andover, Hampshire,
SP10 5JR

Guide: £2,000 - Plus* + FEES

SINGLE FREEHOLD GARAGE IN BLOCK

This single lock-up garage is located in a popular residential estate in Andover.



Lot 22

2 Park Street, Ashford, Kent, TN24 8LG

Guide: £100,000 - £120,000* + FEES

VACANT COMMERCIAL UNIT IN TOWN CENTRE

Open plan office space with small kitchen and W.C. Air-conditioning and electric heaters. Suitable for investment, occupation or alternative scheme, subject to all necessary consents being obtainable. EPC: B.



Lot 23

33 Wallers Road, Faversham, Kent,
ME13 7PW

Guide: £250,000 - £260,000* + FEES

FIVE-BEDROOM HOUSE FOR IMPROVEMENT

End-terrace house, previously extended, and now in need of improvement. EPC: C. Council Tax: B.



Lot 24

Land King Edward Road, Greenhithe,
Kent, DA9 9AE

Guide: £100,000 - Plus* + FEES

OPEN YARD AND LAND OFF KING EDWARD ROAD WITH POTENTIAL

Freehold site extending to almost 0.4 acres, within a short drive of Bean Interchange (A2) and Bluewater shopping centre.





ARTHUR WHEELER
ESTATE AGENTS

Lot 25

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 26

6 Station Road, Broadclyst, Exeter, Devon, EX5 3AH

Guide: £95,000 – Plus* + FEES

TWO-BEDROOM COTTAGE FOR IMPROVEMENT IN POPULAR DEVON VILLAGE

Mid-terrace cottage requiring modernisation, situated in the sought-after village of Broadclyst, near Exeter. EPC: C. Council Tax: B.



Lot 27

Land Rear Of Vectis House, Avenue Road, Freshwater, Isle Of Wight, PO40 9UU

Guide: £35,000 – £40,000* + FEES

VILLAGE CENTRE LAND WITH POTENTIAL

The rear gardens of many properties on Avenue Rd, which opens onto Tennyson Rd, have been redeveloped with flats or townhouses. This site is considered suitable for either, subject to all necessary consents.



SCOTCHER & CO
ESTATE AGENTS

Lot 28

4 High Street, Ventnor, Isle of Wight, PO38 1RY

Guide: £175,000 – Plus* + FEES

LANDMARK FREEHOLD COMMERCIAL BUILDING OVER FOUR FLOORS WITH REAR VEHICULAR ACCESS

Potential for a number of future uses, subject to all necessary consents being obtainable. Rear pedestrian and vehicular access via Pound Lane. EPC: D (80).

Lot 29

3 Charlotte Square, Margate, Kent,
CT9 1LR

Guide: £180,000 - 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 30

104 Bicknor Road, Maidstone, Kent,
ME15 9PD

Guide: £130,000 - £135,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

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



Lot 31

132 High Street, Sheerness, Kent,
ME12 1UB

Guide: £170,000 - £180,000* + FEES

TOWN CENTRE COMMERCIAL PREMISES WITH POTENTIAL FOR ADDITIONAL TWO FLATS

A town centre premises with potential for commercial unit and two flats, subject to all necessary consents being obtainable. EPC: D (95).



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Lot 32

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

Guide: £175,000 - Plus + 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 33

Land Adj. Rossendale, Kingsford Street,
Mersham, Ashford, Kent, TN25 6PE

Guide: £70,000 - Plus + FEES**

FREEHOLD LAND

Located in a rural location on the
outskirts of Ashford. The land extends to
0.12 hectares (0.30 acres).



Lot 34

Former Toilet Block, Watcombe Beach
Road, Torquay, Devon, TQ1 4SH

Guide: £5,000 - Plus + FEES**

FORMER BEACH TOILET BLOCK

A rare opportunity to acquire this
detached former toilet block situated
close to Watcombe Beach.


Bettesworths



Lot 35

21 Langford Road, Portsmouth, PO1 5RJ

Guide: £75,000 - Plus + FEES**

*THREE-BEDROOM HOUSE WITH
STRUCTURAL DAMAGE*

Considered repairable. Following
refurbishment and all necessary
consents being obtainable, may be
suited to family occupation. EPC: D.
Council Tax: B.

Lot 36

Two Parcels Of Land, North & South Side,
Gutters Lane, Broomfield, Chelmsford,
CMI 7BT

Guide: £600,000 - Plus* + FEES

TWO PARCELS OF FREEHOLD LAND

Potential for alternative uses, subject to
all necessary consent being obtainable.
Parcel to the north circa. 8.48 acres
(3.45 hectares), to the south circa. 12.08
acres (4.89 hectares).



Lot 37

85/85A Newland Street, Witham, Essex,
CM8 1AA

Guide: £225,000 - £235,000* + FEES

*COMMERCIAL PROPERTY WITH SELF-
CONTAINED SPLIT LEVEL FLAT ABOVE*

Established building with vacant
possession situated at the heart of
Witham town centre. Commercial EPC:
C (60). Floor area 76 sq.m. Residential
EPCs: D and C (60). Council Tax: B.



Lot 38

15 Princess Street, St. Just, Penzance,
Cornwall, TR19 7LD

Guide: £100,000 - Plus* + FEES

*TWO-BEDROOM TERRACED COTTAGE
FOR UPDATING WITH PARKING*

Located in popular coastal town is this
two-bedroom cottage requiring
updating. Garden, courtyard and off-
road parking. EPC: D. Council Tax: A.



Lot 39

The Stables, Warninglid Lane,
Warninglid, Haywards Heath, West
Sussex, RH17 5TQ

Guide: £250,000 - Plus* + FEES

*STABLES AND LAND WITH PLANNING IN
SOUGHT AFTER LOCATION*

Consent for conversion into a two-
bedroom dwelling on a plot of 0.07
hectares (0.19 acres). Located on the
outskirts of a popular mid-Sussex
village.





Lot 40

Land South East Side Of Newnham Lane, Newnham, Sittingbourne, Kent, ME9 0LQ

Guide: £150,000 - £160,000* + FEES

APPROXIMATELY 26 ACRES OF LAND

Located in Newnham village on the outskirts of Faversham which provides local amenities, mainline railway station and access to the M2. Mainly mature woodland.



Lot 41

1 Park View, Ramsgate, Kent, CT11 9FL

Guide: £250,000 - Plus* + FEES

LARGE HOUSE AND FIVE GARAGES WITH POTENTIAL

A large house with five lock-up garages which requires clearing and finishing. EPC: TBC. Council Tax: D.



Lot 42

22 Barden Road, Tonbridge, Kent, TN9 1TX

Guide: £190,000 - £200,000* + FEES

LAND WITH PLANNING FOR TWO FLATS

Freehold land in the heart of Tonbridge town centre adjacent to Tonbridge railway station and a short walk from local amenities.



Lot 43

8/8A Bath Place, Worthing, West Sussex, BN11 3BA

Guide: £340,000 - £350,000* + FEES

MIXED USE INVESTMENT IN TOWN CENTRE PRODUCING APPROX. £34,000 PER ANNUM

Fully let freehold retail unit with self-contained upper parts. EPCs: B (41) and D. Council Tax: D.

Lot 44

14 Orchard Grove, Brixham, Devon,
TQ5 9RH

Guide: £170,000 – Plus + FEES**

*SEMI-DETACHED HOUSE FOR
IMPROVEMENT*

A three-bedroom house requiring
refurbishment. Gardens to front and
rear as well as a garage. EPC: TBC.
Council Tax: C.



Lot 45

Land at Shutta Lane, Shutta Road, Looe,
Cornwall, PL13 1HW

Guide: £5,000 – £7,500* + FEES

FREEHOLD LAND

An elevated parcel of land located
close to the town centre and harbour.
Extending to approximately 0.04
hectares (0.09 acres).



Lot 46

124 High Street, Hythe, Kent, CT21 5LE

Guide: £200,000 – Plus + FEES**

*PERIOD COMMERCIAL AND RESIDENTIAL
HIGH STREET INVESTMENT*

Shop with rear store let at £12,600 p.a.
EPC: D. Maisonette let at £8,004 p.a.
EPCs: D, D (77) and TBC. Council Tax: B
and rear store let at £600 per annum.
EPC tbc



Lot 47

150 London Road, Dover, Kent, CT17 0TG

Guide: £98,000 – Plus + FEES**

*THREE STOREY FREEHOLD HOUSE
INVESTMENT*

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





Lot 48

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

Guide: £75,000 - £85,000* + 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 49

Former Watcombe Beach Café, Watcombe Beach Road, Torquay, Devon, TQ1 4SH

Guide: £5,000 - Plus* + FEES

FIRE DAMAGED FORMER BEACH CAFÉ

A former beach cafe now requiring significant improvement following fire damage.



Lot 50

341A Canterbury Street, Gillingham, Kent, ME7 5XS

Guide: £75,000 - £80,000* + FEES

WELL-PRESENTED FLAT

One-bedroom first floor flat in an established residential area within easy reach of various local amenities including shops, schools and the mainline railway station. EPC: D. Council Tax: A.



Lot 51

Land Rear Of Rosemullion, Cross Common, The Lizard, Helston, Cornwall, TR12 7PE

Guide: £75,000 - Plus* + FEES

LAND WITH PLANNING FOR TWO DWELLINGS

Consent for a four-bedroom and three-bedroom detached dwelling, each with garage, ample parking and gardens. Circa. 0.09 hectares (0.22 acres).



Lot 52

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

Guide: £120,000 – £130,000* + FEES

*GROUND FLOOR AND BASEMENT
PREMISES WITH SEA VIEWS*

A vacant ground floor commercial unit
with basement, conveniently located in
Bexhill town centre. EPC: D (85).



Lot 53

40C Guildhall Street, Entrance off St.
Eanswythe Way, Folkestone, Kent,
CT20 1EE

Guide: £80,000 – £85,000* + FEES

*ONE-BEDROOM MAISONETTE CLOSE TO
AMENITIES*

With its own entrance off St. Eanswythe
Way almost opposite Shellons Street
car park. Small front courtyard. EPC: F.
Council Tax: A.



Lot 54

23 Langford Road, Portsmouth, PO1 5RJ

Guide: £30,000 – Plus* + FEES

*SITE OF DEMOLISHED HOUSE FOR
REDEVELOPMENT*

Following the collapse of the adjoining
property, this vacant plot is offered as a
development opportunity, subject to all
necessary consents being obtainable.
Council Tax: Deleted.



Lot 55

Unit L, The Brewery, Bells Yew Green
Road, Bells Yew Green, Tunbridge Wells,
Kent, TN3 9BD

Guide: £130,000 – £140,000* + FEES

VACANT COMMERCIAL UNIT

A two-storey commercial building
located on the Brewery Business Park in
Bellevue Green on the outskirts of
Tunbridge Wells, close to Fant railway
station. EPC: C (65).





Lot 56

Cuddles Corner, Roud, Ventnor, Isle Of Wight, PO38 3LH

Guide: £130,000 - Plus* + FEES

LAND AND TWO BARNs WITH CONSENT FOR RESIDENTIAL CONVERSION

Roud is a pretty hamlet a short drive from Godshill. The Planning Consent allows for a two-bedroom cottage-style home, which will be ideal for owner occupation, weekend or holiday use.



Lot 57

Land at Highlands, Priory Road, Shanklin, Isle Of Wight, PO37 6RQ

Guide: £395,000 - Plus* + FEES

FREEHOLD DEVELOPMENT SITE WITH PLANNING FOR TWO DETACHED HOMES

Attractive plot in lovely location a short distance from the town centre and seafront. Extant planning provides for the construction of two, five bedroom, three-bathroom detached homes.



Lot 58

5-5A St. Peters Street, Canterbury, Kent, CT1 2AT

Guide: £400,000 - Plus* + FEES

PERIOD CITY CENTRE FREEHOLD SHOP AND UPPER PARTS WITH POTENTIAL

In the heart of Canterbury close to amenities and tourist attractions. Upper parts may offer potential for residential, subject to all necessary consents being obtainable. EPC: D (90).

Legal Documentation

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

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



We are here to help - Call 0345 8500333

Lot 59

3 Heath Road, Maidstone, Kent,
ME16 9LQ

Guide: £300,000 - Plus* + FEES

*HOUSE OF MULTIPLE OCCUPANCY FOR
INVESTMENT*

A five-bedroom HMO located in an established residential area on the outskirts of Maidstone. EPC: E. Council Tax: D.



Lot 60

255 Bicknor Road, Maidstone, Kent,
ME15 9PL

Guide: £130,000 - £135,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

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



Lot 61

17 St. Johns Road, Clacton-on-Sea,
Essex, CO15 4BS

Guide: £45,000 - £50,000* + FEES

*VACANT FREEHOLD COMMERCIAL
PREMISES*

Lock-up shop with main sales area and basement storage. Situated in a mostly residential area but close to a parade of shops. Previously utilised as a Post Office. EPC: D.



Lot 62

171 Cheriton High Street, Folkestone,
Kent, CT19 4HQ

Guide: £150,000 - Plus* + FEES

*END-TERRACE HOUSE FOR
REFURBISHMENT*

A bay fronted property now in need of complete refurbishment. Double glazed windows. EPC: E. Council Tax: D.





gwfi
GEORGE WEBB FINN

Lot 63

Land Rear Of White House, Eastling Road, Eastling, Faversham, Kent, ME13 0AN

Guide: £170,000 - £180,000* + FEES

LAND WITH PLANNING FOR FOUR-BEDROOM DETACHED HOUSE

Situated to the rear of a residential property located in the village of Eastling which has good access to the popular town of Faversham.



JOHN LAKE
Estate Agents

Lot 64

58 Fore Street, St. Marychurch, Torquay, Devon, TQ1 4LX

Guide: £95,000 - Plus* + FEES

MIXED USE OPPORTUNITY IN NEED OF IMPROVEMENT IN A POPULAR AREA

An opportunity to purchase a mixed-use property with garden. The property now requires comprehensive improvement. EPCs: E and D (77) . Council Tax: B.



meridian
PROPERTY

Lot 65

Block Of Garages on York Road, St. Leonards-on-Sea, East Sussex, TN37 6PU

Guide: £80,000 - Plus* + FEES

BLOCK OF NINE TERRACE GARAGES FOR INVESTMENT

Producing over £4,156 per annum, and located on a private road just off York Road in St Leonards-on-Sea.



Bettesworths

Lot 66

Land Adj. 14 Whitstone Road, Whitstone Road, Paignton, Devon, TQ4 6EY

Guide: £10,000 - Plus* + FEES

FREEHOLD LAND

A parcel of land located in a predominantly residential area. Any future use would be subject to all necessary consents being obtainable.

Lot 67

Moghhe, West Street, Liskeard, Cornwall,
PL14 6BW

Guide: £95,000 - Plus + FEES**

*SUBSTANTIAL TOWN CENTRE
COMMERCIAL PROPERTY WITH POTENTIAL*

Located in the heart of the market town
of Liskeard. Previously used as a cafe
and nightclub. EPC: D (100).



Lot 68

351 Luton Road, Chatham, Kent, ME4 5BJ

Guide: £110,000 - Plus + FEES**

*MID-TERRACE HOUSE FOR
REFURBISHMENT*

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



Lot 69

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

Guide: £1,000 - £1,500* + FEES

*PARCELS OF FREEHOLD LAND SITUATED IN
A RESIDENTIAL LOCATION*

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



Lot 70

302 Canterbury Street, Gillingham, Kent,
ME7 5JP

Guide: £600,000 - £650,000* + FEES

*SUBSTANTIAL VACANT COMMERCIAL
PREMISES WITH POTENTIAL*

The property may offer potential for re-
development, subject to all necessary
consents being obtainable. EPC: C (74).





WATLING
REAL ESTATE

Lot 71

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

Guide: £140,000 – £150,000* + 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 currently let on an Assured Shorthold Tenancy. EPC: D. Council Tax: B.



Bettesworths

Lot 72

Land at Pendennis Road, Pendennis Road, Torquay, Devon, TQ2 7QS

Guide: £5,000 – Plus* + FEES

FREEHOLD LAND

Located in a residential area within the town of Torquay. Any alternative future use would be subject to all necessary consents being obtainable.



Lot 73

44 & 44A High Street, Rochester, Kent, ME1 1LD

Guide: £140,000 – £150,000* + FEES

COMMERCIAL INVESTMENT IN HISTORIC TOWN CENTRE

A freehold building arranged as a commercial investment, plus maisonette which has been sold on a long lease. EPC: C (71).



HAY WHETTER & GROSS

Lot 74

Land at Globe Yard, St. Austell, Cornwall, PL25 5JH

Guide: £75,000 – Plus* + FEES

TOWN CENTRE INDUSTRIAL UNITS IN NEED OF SIGNIFICANT REPAIR

A range of town centre industrial units now requiring extensive improvement works. The yard provides off-road parking to the front of the units.

Lot 75

Rear Of 8-10 Duncan Road, Gillingham, Kent, ME7 4LE

Guide: £100,000 - Plus* + FEES

FREEHOLD SITE WITH WORKSHOP, OFFICE, HARDSTANDING AND PARKING

Vacant commercial site in predominantly residential area. May offer future potential, subject to all necessary consents being obtainable.



Lot 76

9 High Street, Lenham, Maidstone, Kent, ME17 2QD

Guide: £220,000 - Plus* + FEES

SHOP AND UPPER PARTS WITH PLANNING FOR CONVERSION

Three storey mid-terrace property arranged as a ground floor commercial unit with upper parts and cellar. Planning has been granted for Change of Use of part ground and all upper floors. EPC C (59).



Lot 77

Apartment 30, Marina Point East, Chatham Quays, Dock Head Road, Chatham, Kent, ME4 4ZH

Guide: £100,000 - Plus* + FEES

WELL PRESENTED FLAT WITH GOOD VIEWS

A one-bedroom flat located in Chatham Dockside with good views across the marina and towards Upnor Castle. EPC: B. Council Tax: D.



Lot 78

Land at Worsham Lane, Bexhill-on-Sea, East Sussex, TN40 2QP

Guide: £100,000 - Plus* + FEES

APPROXIMATELY 6.8 ACRES OF LAND WITH POTENTIAL

Located adjacent Vistry Homes Phase 2 development on the outskirts of Bexhill. May have future potential for development, subject to all necessary consents being obtainable.





Lot 79

55-57 Kings Road, St. Leonards-on-Sea,
East Sussex, TN37 6DY

Guide: £500,000 – £520,000* + FEES

*MIXED FREEHOLD RESIDENTIAL AND
COMMERCIAL INVESTMENT*

Within easy reach of shops, amenities
and St Leonards Warrior Square
mainline railway station. Currently let at
£51,100 per annum. EPCs: B, C, D, E.
Council Tax: Band A.



Lot 80

66 & 68 Framlingham Crescent, Eltham,
London, SE9 4AF

Guide: £235,000 – Plus* + FEES

*BUILDING WITH GROUND FLOOR FLAT,
STUDIO AND GROUND RENT OF UPPER
FLAT SOLD ON LONG LEASE*

Two self-contained flats producing
£26,400 per annum, including one
long-term tenancy, plus reversionary
interest. EPCs: C. Council Tax: A.



Lot 81

Land Adjacent to 18 Forth An Ryn,
Redruth, Cornwall, TR15 2JT

Guide: £500 – Plus* + FEES

PARCEL OF LAND

Situated in a predominantly residential
area on the outskirts of Redruth town,
nestled between properties, is this
parcel of freehold land. Any future use
would be subject to all necessary
consents being obtainable.



Lot 82

Kennack Sands Pottery and Bar, Kuggar,
Ruan Minor, Helston, Cornwall, TR12 7LX

Guide: £390,000 – Plus* + FEES

*FREEHOUSE PUBLIC HOUSE, CAFÉ,
OWNERS ACCOMMODATION, SOUVENIR
SHOP, OUTSIDE AREAS AND PARKING*

For updating or possible re-
development, subject to consents
being obtainable. Commercial – EPCs: B
(42), C (53). Residential – EPC: TBC .
Council Tax C.

Lot 83

Land South Side Of School Lane,
Denmead, Waterlooville, Hampshire,
PO7 6QJ

Guide: £700,000 - £750,000* + FEES

*DEVELOPMENT SITE WITH OUTLINE
PLANNING FOR THREE DETACHED SELF-
BUILD DWELLINGS*

Located on the outskirts of Denmead
this freehold site is approximately 0.4
hectares (1 acre).



Lot 84

Land at Birkdale Close, Northampton,
Northamptonshire, NN2 7PD

Guide: £3,000 - £5,000* + FEES

*PARCEL OF FREEHOLD LAND WITH
POTENTIAL*

Situated on the edge of a residential
development to the north of
Northampton town centre. The grassed
areas may offer potential for alternative
uses, subject to all necessary consents
being obtainable.



Lot 85

4 King Street, Sandwich, Kent, CT13 9BY

Guide: £220,000 - £240,000* + FEES

*DOUBLE FRONTED SHOP AND MAISONETTE
IN POPULAR CINQUE PORT TOWN*

Period building in heart of Sandwich.
Retail premises EPC: C (54) Total floor
area 64 sq.m. Maisonette with
courtyard and own entrance. EPCs: D
and C (54). Council Tax: B.



Lot 86

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

Guide: £195,000 - Plus* + FEES

HOUSE FOR REPAIR AND IMPROVEMENT

Detached four-bedroom house in need
of repair, modernisation and
improvement. EPC: D. Council Tax: D.



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Lot 87

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.



Lot 88

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

Guide: £160,000 - £170,000* + FEES

THREE STOREY COMMERCIAL UNIT FOR INVESTMENT

Let to funeral directors and within easy reach of the town centre, schools, supermarkets, amenities, mainline railway station and seafront. EPC: B (47).



Lot 89

58 Hardy Street, Maidstone, Kent, ME14 2SH

Guide: £150,000 - Plus* + FEES

MID-TERRACE HOUSE FOR REFURBISHMENT

A two-bedroom house in a predominantly residential area within easy reach of Maidstone town centre. EPC: D. Council Tax: C.



Lot 90

Land at Sutcombe, Holsworthy, Devon, EX22 7PW

Guide: £475,000 - Plus* + FEES

LAND WITH PLANNING FOR TWELVE DWELLINGS

A freehold residential development site with Planning Permission for 12 dwellings, subject to conditions. Set in a desirable village location with pleasant rural outlook.

Lot 91

66A High Street, Dartford, Kent, DA1 1DE

Guide: £140,000 – £150,000* + FEES

MAISONETTE IN HIGH STREET

Two bedroom split-level maisonette in Dartford town centre. Ample accommodation, rear access and investor ready. EPC D. Council Tax Band C.



Lot 92

45-47 High Street, Chatham, Kent, ME4 4EN

Guide: £20,000 – Plus* + FEES

LAND FORMERLY USED AS CAR PARK

Freehold parcel of land in Chatham town centre. May offer future potential, subject to all necessary consents being obtainable.



Lot 93

28 Carlton Drive, Preston, Paignton, Devon, TQ3 1DZ

Guide: £150,000 – Plus* + FEES

SEMI-DETACHED BUNGALOW IN QUIET CUL-DE-SAC

Well presented two-bedroom bungalow with sea views from the rear garden. EPC: D. Council Tax: C.



Lot 94

Turnchapel Cliff, Barton Road, Plymouth, Devon, PL9 9RQ

Guide: Nil – Reserve* + FEES

FREEHOLD CLIFF FACE

Located in a residential area with marina which serves as a key transit point with ferry service to Plymouth and Mount Batten. The land extends to approx. 0.23 hectares (0.56 acres).





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Lot 95

Land at Churchfield Place, St. Blazey, Par, Cornwall, PL24 2NT

Guide: Nil - Reserve* + FEES

FREEHOLD LAND

An area of land extending to 0.02 acres located in a residential area within the Cornish town of Par, close to local amenities.



Lot 96

Land Adjacent to 10 Forth Scol, Redruth, Cornwall, TR15 3JJ

Guide: £500 - Plus* + FEES

PARCEL OF FREEHOLD AMENITY LAND

Situated at the end of a cul-de-sac, located between Pool and Redruth. Any future use would be subject to all necessary consents being obtainable.



Lot 97

7 Wellington Road, Gillingham, Kent, ME7 4NN

Guide: £160,000 - £170,000* + FEES

MID-TERRACE HOUSE FOR IMPROVEMENT

Located in an established residential area this house is now in need of improvement and refurbishment throughout. Situated within close proximity of Medway Maritime hospital. EPC: D. Council Tax: B.



Lot 98

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

Guide: £85,000 - 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 99

102A & 102B Gardiner Street, Gillingham, Kent, ME7 1DN

Guide: £150,000 - Plus* + FEES

TOWN CENTRE PAIR OF FLATS

Located in Gillingham town centre, close to local amenities and mainline railway station. The basement flat is vacant and the maisonette is let. EPCs: C. Council Tax: A.



Lot 100

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

Guide: £60,000 - Plus* + FEES

FREEHOLD PARCEL OF LAND

Parcel of land within close proximity of Elm Park Underground Station. Site measures approx. 2.9 hectares (7.12 acres).



Lot 101

West Flat, Silver Mist, Victoria Street, Ventnor, Isle of Wight, PO38 1ES

Guide: £70,000 - Plus* + FEES

LEASEHOLD FLAT FOR INVESTMENT

One-bedroom flat with elevated views of Ventnor and the English Channel. Currently let to tenants. EPC: TBC. Council Tax: A.



Lot 102

Land at Lavenders Farm, Bagwich Lane, Godshill, Ventnor, Isle Of Wight, PO38 3JY

Guide: £10,000 - £12,000* + FEES

OVER TWO ACRES OF LAND

This parcel of unspoilt land is situated in a lovely rural location, a short drive from Godshill.





Lot 103

4 Marine Parade Mews, Folkestone, Kent, CT20 1PY

Guide: £135,000 – £140,000* + FEES

FOUR-BEDROOM SEMI-DETACHED HOUSE

Mews style semi-detached house situated just off the beach front and close to the old High Street and harbour area of Folkestone. EPC: E.

Council Tax: C.



Lot 104

Land Adjacent 256 Upton Road, Ryde, Isle Of Wight, PO33 3JG

Guide: £50,000 – Plus* + FEES

LAND WITH LAPSED PLANNING

Situated in a semi-rural location, this land has previously been used as an allotment and is offered with lapsed Planning Consent for a residential house.



Lot 105

Flat 5, Ravensbourne Place, 13 Mellish Way, Hornchurch, Essex, RM11 2GU

Guide: £200,000 – Plus* + FEES

SECOND FLOOR FLAT WITH EN-SUITE TO MASTER BEDROOM

Two-bedroom, two-bathroom, second floor flat situated in Hornchurch. EPC: TBC. Council Tax: C.



Lot 106

Car Parking Space 3 & Roadway, Berry Park, Saltash, Cornwall, PL12 6EN

Guide: Nil – Reserve* + FEES

FREEHOLD CAR PARKING SPACE AND ACCESS ROAD IN RESIDENTIAL AREA

An opportunity to acquire a private parking space and access road in a residential area of the Cornish town of Saltash.



Lot 107

1 Lynmouth Drive, Minster on Sea,
Sheerness, Kent, ME12 2HS

Guide: £240,000 - £250,000* + FEES

*FOUR-BEDROOM DETACHED HOUSE FOR
REFURBISHMENT*

Located in a residential area of Minster-on-Sea, a short distance from the seafront and various local amenities including shops, schools, pubs and supermarkets. EPC: D. Council Tax: D.



Lot 108

Land St. Marys Road, West Hythe, Hythe,
Kent, CT21 4NU

Guide: £150,000 - Plus* + FEES

ALMOST 22 ACRES OF FREEHOLD LAND

Located via a track at the end of a no-through road and let under the terms of a Farm Business Tenancy from 2011 - now Periodic.



STRATFORD'S



Lot 109

41 Mayfield Road, Gosport, Hampshire,
PO12 1QZ

Guide: £130,000 - £150,000* + FEES

*TWO-BEDROOM HOUSE IN NEED OF
IMPROVEMENT*

Situated close to Gosport town centre and the marina. EPC: C. Council Tax: B.



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Lot 110

13 Angel Gate, Harwich, Essex, CO12 3EJ

Guide: £100,000 - £120,000* + FEES

*THREE-BEDROOM END-TERRACE
COTTAGE FOR IMPROVEMENT*

Former Coastguard cottage with views towards the sea. Residents parking. Well placed for beach, pier and local restaurants. EPC: D. Council Tax: B.





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Lot 111

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

Guide: £150,000 - 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.



view
property
Town - Country - Coast

Lot 112

Penscombe Cross, Lezant, Launceston, Cornwall, PL15 9PT

Guide: £165,000 - Plus* + FEES

DETACHED COTTAGE FOR IMPROVEMENT

This three-bedroom cottage is situated in a peaceful edge of village setting. Off-road parking, outbuildings and adjoining open countryside with great country views. EPC: TBC. Council Tax: C.



Lot 113

16 Wheatsheaf Close, Maidstone, Kent, ME15 9QA

Guide: £380,000 - £400,000* + FEES

DETACHED HOUSE FOR COMPLETION

Four-bedroom property with extension works requiring completion. Located close to Maidstone town centre and mainline railway stations. EPC: D. Council Tax: F.



gps
Business Sales

Lot 114

104 Pevensey Road, Eastbourne, East Sussex, BN22 8AE

Guide: £250,000 - Plus* + FEES

TERRACE HOUSE FOR REFURBISHMENT WITH PLANNING FOR THREE FLATS

Close to Eastbourne town centre, shops, and amenities. Suitable for HMO or large family home, subject to all necessary consents being obtainable. EPC: TBC. Council Tax: D.

Lot 115

Rowborough Lodge, Beaver Shute,
Brading, Isle Of Wight, PO36 0AZ

Guide: £450,000 - £500,000* + FEES

*FREEHOLD DETACHED HOUSE FOR
IMPROVEMENT AND BARN AND
OUTBUILDINGS WITH POTENTIAL ON A
PLOT CLOSE TO ONE AND A HALF ACRES*

Five-bedroom house and two storey
barn and garage on plot approx 0.59
hectares (1.45 acres). EPC: F. Council
Tax: G.



 BCM Wilson Hill



Lot 116

7 Trafalgar Court, Braintree, Essex,
CM7 9LP

Guide: £100,000 - Plus* + FEES

*TWO-BEDROOM GROUND FLOOR
APARTMENT CLOSE TO BRAINTREE TOWN
CENTRE*

This two-bedroom ground floor flat is
located in Braintree, close to the town
centre. Off-road communal parking
and communal gardens. EPC: E. Council
Tax: A.



 PHILIP JAMES ESTATES



Lot 117

147 Clarendon Place, Dover, Kent,
CT17 9QE

Guide: £130,000 - Plus* + FEES

FREEHOLD RESIDENTIAL INVESTMENT

Mid-terrace house situated to the south
west of Dover town centre. Offered
subject to the existing tenancy.
EPC: TBC. Council Tax: B.



Lot 118

Gwythvose, Jubilee Place, Pendeen,
Penzance, Cornwall, TR19 7SH

Guide: £215,000 - Plus* + FEES

*DETACHED HOUSE WITH ATTACHED
ANNEXE GARDEN, GARAGE AND TWO
DRIVES*

Pleasant location. Superb views from
first floor level towards Levant and
Geevor tin mine with many coastal
walks within reach. EPC: TBC. Council
Tax: A and D.



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Lot 119

23 Calvert Road, Hastings, East Sussex, TN34 3NG

Guide: £170,000 - Plus* + FEES

MID-TERRACE HOUSE FOR REFURBISHMENT

Two-bedroom house in established residential area within easy reach of the town centre with its local and national retailers, supermarkets, schools, railway station and further amenities. EPC: E. Council Tax: B.



Lot 120

Drift Methodist Chapel, Lower Drift, Buryas Bridge, Penzance, Cornwall, TR19 6AA

Guide: £95,000 - Plus* + FEES

FREEHOLD DETACHED FORMER METHODIST CHURCH WITH POTENTIAL

Former Methodist church with positive pre-planning application for one residential dwelling, situated in rural hamlet. EPC: D (96).



Lot 121

135 Canterbury Street, Gillingham, Kent, ME7 5TT

Guide: £200,000 - £210,000* + FEES

PAIR OF FLATS WITH PART VACANT POSSESSION

A mid-terrace property comprising two, one-bedroom self-contained flats, located in an established residential area. EPCs: C. Council Tax: A.



Lot 122

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 123

35 Sydney Road, Chatham, Kent,
ME4 5PP

Guide: £175,000 – Plus + FEES**

*FREEHOLD BLOCK OF TWO FLATS FOR
INVESTMENT*

A short distance from Chatham town
centre and mainline railway station.

EPCs: D and F. Each flat Council Tax: A.



Lot 124

Grass Verges, Roads & Pathways, East
Beach, Selsey, Chichester, West Sussex,
PO20 0ES

Guide: Nil – Reserve + FEES**

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

Located in a residential area of Selsey,
West Sussex.



Lot 125

3, 5, 5A & 5B Dolphin Street, Herne Bay,
Kent, CT6 5LY

Guide: £400,000 – £450,000* + FEES

*FREEHOLD BLOCK OF FOUR FLATS FOR
INVESTMENT*

Close to local amenities and the
popular seafront. The flats are currently
let and in good condition. EPCs: D and E.
Each flat Council Tax: A.



Lot 126

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

Guide: £60,000 – Plus + FEES**

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

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





Lot 127

Cactus Cottage, Oakhurst Road, Battle, East Sussex, TN33 0JL

Guide: £275,000 - Plus* + FEES

FOUR-BEDROOM DETACHED HOUSE IN NEED OF WORKS

Arranged over three floors. Previously part-renovated, it offers an opportunity to create a family home or investment, subject to all necessary consents. EPC: TBC. Council Tax: Deleted.



Lot 128

27 Primrose Road, Dover, Kent, CT17 0JA

Guide: £130,000 - £135,000* + FEES

FREEHOLD MODERN TERRACE HOUSE INVESTMENT

Two-bedroom end-terrace house for investment. Double glazed windows and gas heating system via radiators. EPC: C. Council Tax: B.



Lot 129

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

Guide: £55,000 - £60,000* + 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 130

Forge House, Forge Cottage & The Old Forge, Green Street Green Road, Darenth, Dartford, Kent, DA2 8DP

Guide: £525,000 - Plus* + FEES

SUBSTANTIAL PERIOD PROPERTY WITH MULTIPLE BUILDINGS REQUIRING REFURBISHMENT

House, cottage and former forge for refurbishment. Development potential, subject to all necessary consents being obtainable. EPCs: E and G. Council Tax: E and B.

Lot 131

116 Carlton Hill, Herne Bay, Kent, CT6 8HR

Guide: £270,000 – £280,000* + FEES

SPACIOUS THREE-BEDROOM SEMI IN GOOD LOCATION

The property now requires improvement. Off-road parking for two cars. EPC: D. Council Tax: D.



Lot 132

9 Cliff Edge, Narrowcliff, Newquay, Cornwall, TR7 2FX

Guide: £235,000 – Plus* + FEES

SPACIOUS TWO-BEDROOM APARTMENT WITH STUNNING SEA VIEWS AND PARKING

A stylish second floor apartment offering spacious bright and modern living space boasting beautiful sea views. Let at £18,600 per annum. EPC: B. Council Tax: E.



Lot 133

Carnkie Methodist Church, Carnkie, Redruth, Cornwall, TR16 6SA

Guide: £85,000 – Plus* + FEES

FORMER METHODIST CHURCH WITH PLANNING FOR RESIDENTIAL DEVELOPMENT

This detached building sits on decent sized grounds and has Planning Consent for three apartments with allocated parking spaces and communal gardens. Sought after village location.



Lot 134

29 East Street, Colchester, CO1 2TP

Guide: £250,000 – Plus* + FEES

FREEHOLD RESIDENTIAL INVESTMENT PROPERTY ARRANGED AS FIVE FLATS

Located close to Colchester town Centre and railway station. EPCs: E, D and G. Council Tax: A.





Bettesworths 

Lot 135

Sandy Park Inn, Sandy Park, Chagford, Newton Abbot, Devon, TQ13 8JW

Guide: £150,000 - £175,000* + FEES

HISTORIC PUBLIC HOUSE FOR IMPROVEMENT WITHIN DARTMOOR NATIONAL PARK

The property brims period charm and is in a superb position adjacent the A382 - a key route through Dartmoor. This location attracts high levels of passing trade. EPC: D (76).



Lot 136

Tenant Farm Cottage, Menheniot, Liskeard, Cornwall, PL14 3RF

Guide: £125,000 - Plus* + FEES

DETACHED FARMHOUSE ON A GOOD SIZE PLOT FOR IMPROVEMENT

Two-bedroom farmhouse located in a rural setting on the edge of the village of Menheniot. EPC: E. Council Tax: C.



Lot 137

16 Winchelsea Terrace, Dover, Kent, CT17 9SX

Guide: £130,000 - Plus* + FEES

THREE-BEDROOM MID-TERRACE HOUSE INVESTMENT

Three-room investment with communal facilities. Gas heating system via radiators and double glazed windows. EPC: D. Council Tax: B.



Lot 138

97B Goods Station Road, Tunbridge Wells, Kent, TN1 2DF

Guide: £65,000 - £70,000* + FEES

VACANT SELF-CONTAINED STUDIO/BEDSIT

Self-contained ground floor studio bedsit with private entrance, open-plan living space and separate shower room. Situated in Tunbridge Wells. EPC: B. Council Tax: A.

Lot 139

23 Caledonian Court, 446 Christchurch Road, Bournemouth, BH1 4AY

Guide: £80,000 – £90,000* + FEES

TOWN CENTRE FLAT WITH PARKING FOR IMPROVEMENT

Two-bedroom flat with allocated parking space. Ideal for investment, following upgrading and refurbishment.

EPC: D. Council Tax: B.



Lot 140

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

Guide: £105,000 – Plus* + FEES

FREEHOLD COMMERCIAL BUILDING WITH PLANNING FOR RE-DEVELOPMENT

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



Lot 141

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

Guide: £50,000 – £55,000* + 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 142

Former Post Office, 10-12 High Cross Street, St. Austell, Cornwall, PL25 4AB

Guide: £375,000 – Plus* + FEES

SUBSTANTIAL TOWN CENTRE DEVELOPMENT OPPORTUNITY

Former post office and sorting rooms with Planning Permission for 32 apartments, close to town centre.





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