

Clive Emson

LAND AND PROPERTY AUCTIONEERS



AUCTION

17th June 2026

Online Bidding Commences

15th June 2026



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2026 Auction Calendar

AUCTION DATE

ENTRIES CLOSE

23rd July

29th June

24th September

1st September

5th November

12th October

15th December

23rd November

Auction Preview Announcement

It is with heavy hearts that we share that Clive Emson MBE sadly passed away on the 13th of May. He founded this business in 1989 and instilled his high levels of honesty and integrity into the very DNA of our business. His commitment and exemplary standards have become integral to the culture of our company.

In addition to his accomplishments in developing a leading auction house, he dedicated himself to behind-the-scenes charitable work for three decades. His expertise, guidance and support positively impacted so many young people, earning him an MBE in 2019 for his services to vulnerable and disadvantaged youth in Kent.

He was a selfless man whose humour and passion for life shone out to everyone around him. Every life he touched, whether they were colleagues, friends, clients and, of course, his family would have been left with the impression they had met someone very special.



We would like to thank those who have taken the time to send their condolences and share their thoughts and memories of Clive with the team and the family. It has made this very sad time less overwhelming for us all.

As always, we would be very pleased to hear from you regarding the Lots listed in this preview. All 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.

James Emson FNAVA, FNAEA and
Becky Ashman

MAY RESULTS

For full results scan
the QR code or
visit our website.

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unsold Lot please call us
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Auction Advice



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

RULE 1

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

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

RULE 2

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

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

RULE 3

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

RULE 4

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

RULE 5

Be prepared. You will need to register online in order to bid. The process will usually only take 10 minutes and requires you to provide personal contact information, buyers information, passport or driving licence number, solicitors details and a debit or credit card.

It is also important to read the 'Addendum' as this forms part of the Contract and is a list of amendments to the marketing information.

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TERMS AND CONDITIONS APPLY





Lot 1

Flat 2, 7 Queens Road, Broadstairs, Kent, CT10 1NU

Guide: £150,000 - Plus + FEES**

WELL PRESENTED TWO-BEDROOM FLAT WITH GARDEN AND PARKING

Located in Broadstairs town centre, close to amenities and the seafront.

EPC: C. Council Tax: A.



Lot 2

Laud Wood, Dunkirk, Faversham, Kent, ME13 9LN

Guide: £55,000 - £65,000 + FEES**

OVER 12 ACRES OF WOODLAND

Over 12 acres of woodland located on the outskirts of Dunkirk village and the city of Canterbury.



Lot 3

5 Peel Street, Maidstone, Kent, ME14 2SA

Guide: £250,000 - Plus + FEES**

LAND WITH PLANNING FOR THREE HOUSES

Located in the centre of Maidstone, close to local amenities and mainline railway stations.



Lot 4

4 Pleasant Terrace, St. Just, Penzance, Cornwall, TR19 7JG

Guide: £90,000 - Plus + FEES**

TERRACED TWO-BEDROOM COTTAGE FOR UPDATING

Located in a sought after coastal town with a range of amenities and many coastal walks all within reach. EPC: TBC.

Council Tax: A.



Lot 5

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

Guide: £240,000 - Plus* + FEES

FORMER OFFICE AND BEDSITS WITH POTENTIAL CLOSE TO THE QUAYSIDE

Situated in a former chapel building. Lapsed Planning Permission for conversion into residential. EPCs: C (58) and E (107). Council Tax: B.



Lot 6

10C High Street, Gosport, Hampshire, PO12 1BX

Guide: £60,000 - £65,000* + FEES

TOWN CENTRE LEASEHOLD FLAT

Vacant first floor two-bedroom flat which will be an ideal addition to an investment portfolio. EPC: D. Council Tax: A.



Lot 7

Land Off Dover Road (North Site), Tilmanstone, Deal, Kent, CT14 0JU

Guide: £28,000 - £32,000* + FEES

APPROXIMATELY 2.5 ACRES OF WOODLAND

Woodland site off Old Dover Road. Extends to approximately 1.03 hectares (2.54 acres).



Lot 8

The Old Woodyard, Moat Lane, Fordwich, Canterbury, Kent, CT2 0DR

Guide: £550,000 - Plus* + FEES

FREEHOLD SITE WITH PLANNING FOR 17 EMPLOYMENT UNITS

The site may also be suitable for a variety of commercial uses, subject to all necessary consents being obtainable.





Lot 9

Garages Between 56 & 64 Worcester Park Road, Worcester Park, Surrey, KT4 7QD

Guide: £170,000 - £180,000* + FEES

A COMPOND OF TEN GARAGES WITH POTENTIAL

Situated in an established residential area and standing on a plot extending to 0.03 hectares (0.08 acres).



Lot 10

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

Guide: £23,000 - £25,000* + FEES

VACANT FREEHOLD COMMERCIAL PREMISES

Ground floor commercial unit assessed for business rates and offering potential for alternative use, subject to all necessary consents being obtainable. EPC: D (95).



Lot 11

Flat 3, Lynwood House, 52 West Hill Road, Ryde, Isle Of Wight, PO33 1LN

Guide: £60,000 - Plus* + FEES

ONE-BEDROOM FLAT WITH ATTRACTIVE VIEW FOR INVESTMENT OR OCCUPATION

Situated on the upper ground floor. Previously a letting investment but now offered vacant. The Solent is visible from the living room and kitchen. EPC: C. Council Tax: A.



Lot 12

Land at Landwick Cottages, Great Wakering, Southend-On-Sea, SS3 0DH

Guide: £20,000 - Plus* + FEES

PARCEL OF LAND WITH POTENTIAL

0.3 hectares (0.8 acres) of land situated around a row of semi-rural terraced properties known as Landwick Cottages.

Lot 13

Garages Adjoining 4 Worcester Park Road, Worcester Park, Surrey, KT4 7QD

Guide: £185,000 – £195,000* + FEES

ELEVEN GARAGES AND LAND ON CORNER SITE WITH POTENTIAL

Freehold site containing eleven garages; one block of eight and one block of three.



Lot 14

Building & Yard, Rear Of 26 Market Place, Uttoxeter, Staffordshire, ST14 8HX

Guide: £45,000 – £50,000* + FEES

VACANT TOWN CENTRE COMMERCIAL PREMISES AND YARD WITH POTENTIAL

Situated at the heart of a historic market town is this leasehold commercial premises, arranged over two levels, plus yard.



Lot 15

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

Guide: £575,000 – £625,000* + FEES

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

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



Lot 16

Woodland, South Side Of Westbere Lane, Westbere, Canterbury, Kent, CT2 0HJ

Guide: £85,000 – £90,000* + FEES

APPROX 15.6 ACRES OF WOODLAND

Situated to the east of the village of Sturry with its mainline railway station. Westbere marshes and lake are located to the south.





Lot 17

Garages Between 4 & 5 Gadesden Road, Epsom, Surrey, KT19 9LB

Guide: £130,000 - £135,000* + FEES

COMPOUND OF EIGHT GARAGES

With concreted hardstanding. Situated in an established residential area.



Lot 18

37 Brook Street, Tavistock, Devon, PL19 0HE

Guide: £120,000 - Plus* + FEES

FOUR STOREY MIXED USE PROPERTY WITH POTENTIAL IN POPULAR TOWN CENTRE LOCATION

The premises offer substantial accommodation with ground floor commercial and three-storey maisonette above. EPCs: C (62) & E. Council Tax: A.



Lot 19

16 Winchelsea Terrace, Dover, Kent, CT17 9SX

Guide: £130,000 - Plus* + FEES

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 20

Driveway & Access From Black Hill, Lindfield, Haywards Heath, West Sussex, RH16 2HF

Guide: £500 - Plus* + FEES

DRIVEWAY AND LAND WITH PARKING AND ACCESS

Located in a sought-after village in Mid Sussex. Approximately 0.05 hectares (0.12 acres).

Lot 21

Garages Rear Of 39 Powder Mill Lane,
Tunbridge Wells, Kent, TN4 9EE

Guide: £40,000 - £45,000* + FEES

COMPOUND OF FOUR GARAGES

On a site extending to 0.03 hectares
(0.08 acres) including the access
driveway from Powder Mill Lane.

Situated in an established residential
area.



Lot 22

122 Stanford Avenue, Brighton, BN1 6FE

Guide: £140,000 - £150,000* + FEES

FORMER POLICE OFFICE WITH POTENTIAL

This freehold detached single storey
building is considered suitable for a
variety of uses, subject to all necessary
consents being obtainable.



Lot 23

100A Doddinghurst Road, Brentwood,
Essex, CM15 9EU

Guide: £190,000 - Plus* + FEES

*TWO-BEDROOM FLAT FOR
MODERNISATION*

First floor flat in need of repair and
improvement. EPC: C. Council Tax: C.



Lot 24

Land Adj. Poison Cross House,
Statenborough Lane, Eastry, Sandwich,
Kent, CT13 0DL

Guide: £130,000 - Plus* + FEES

*FREEHOLD SITE IN SEMI-RURAL LOCATION
WITH PLANNING FOR A DETACHED
DWELLING*

Proposed accommodation includes
three bedrooms, one with an en-suite.
Planning Permission was granted in
February 2026.





Lot 25

Garage, 17 Buckingham Road, Brighton, BN1 3RH

Guide: £47,500 – £50,000* + FEES

FREEHOLD DETACHED GARAGE AND PARKING SPACE IN CITY CENTRE

Within close proximity of the mainline railway station, local shops, bars, restaurants and other amenities.



Lot 26

Polsham Centre, Higher Polsham Road, Paignton, Devon, TQ3 2SZ

Guide: £95,000 – Plus* + FEES

DETACHED FORMER SCHOOL HOUSE WITH POTENTIAL

A rare opportunity to acquire this attractive detached former school house situated in a residential area of Paignton. EPC: D (95).



Lot 27

Mews Cottage & Land Rear Of 93 High Street, Ventnor, Isle Of Wight, PO38 1LU

Guide: £80,000 – Plus* + FEES

LEASEHOLD TOWN CENTRE COTTAGE FOR IMPROVEMENT WITH ADDITIONAL FREEHOLD LAND TO THE REAR

Situated in Ventnor town centre to the rear of buildings on the High Street. Ideal weekend retreat or holiday home once restored. EPC: G. Council Tax: A.



Lot 28

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

Guide: £200 – £500* + FEES

FREEHOLD LAND COMPRISING VERGES, ROADS AND PATHWAYS

Located in a residential area of Reading.

Lot 29

The Studio, Buckingham Court, The Close, Great Dunmow, Essex, CM6 1XE

Guide: £40,000 - Plus + FEES**

VACANT LOCK-UP STORE WITH PLANNING

Planning Permission has been granted for conversion to an office, subject to conditions. Situated in a residential location.



Lot 30

Grays Autos, 10 Oscar Road, Broadstairs, Kent, CT10 1QJ

Guide: £175,000 - Plus + FEES**

GARAGE WITH LIVING ACCOMMODATION AND LAPSED PLANNING

A mixed use garage/workshop located in the centre of Broadstairs. Lapsed planning for residential conversion. EPC: E (105).



Lot 31

29 Chevening Road, Chipstead, Sevenoaks, Kent, TN13 2RZ

Guide: £360,000 - Plus + FEES**

SEMI-DETACHED HOUSE FOR REFURBISHMENT IN POPULAR VILLAGE

A three-bedroom house located in the popular village of Chipstead. EPC: E. Council Tax: E.



Lot 32

Smeeds Farm Bungalow, Broad Street, Monks Horton, Ashford, Kent, TN25 6DU

Guide: £375,000 - Plus + FEES**

ENVIABLE RURAL FREEHOLD SITE WITH PLANNING CONSENT FOR A DETACHED DWELLING WITH THREE BAY CAR BARN

Lovely rural location, in an area of AONB, almost equidistant between Ashford and Folkestone. Planning granted for a four-bedroom detached dwelling.





Lot 33

12-14 East Street, Sittingbourne, Kent,
ME10 4RT

Guide: £180,000 - £200,000* + FEES

*MIXED USE PROPERTY COMPRISING SHOP
AND THREE-BEDROOM COTTAGE*

Recently improved mixed use building
in Sittingbourne town centre. Off-road
parking to rear. EPCs: B (40) & TBC.
Council Tax: A.



Lot 34

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

Guide: £200,000 - Plus* + FEES

*FOUR-BEDROOM HOUSE FOR
IMPROVEMENT*

Four storey house for improvement,
situated in the Garlinge area of
Margate. EPC: D. Council Tax: B.



Lot 35

Land on the North-East Side of the
Armoury, Warninglid Lane, Warninglid,
Haywards Heath, West Sussex, RH17 5TQ

Guide: £240,000 - £250,000* + 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 36

1 Queen Victoria Row and 18 High Street,
Dover, Kent, CT16 1DR

Guide: £130,000 - £140,000* + FEES

*FREEHOLD COMMERCIAL AND
RESIDENTIAL INVESTMENT*

High Street ground floor offices and
two-bedroom maisonette with own
entrance. Commercial EPC: D (84).
Residential EPC: C. Council Tax: B.



the voice of experience

Lot 37

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

Guide: £65,000 - Plus* + FEES

LEASEHOLD FLAT FOR INVESTMENT

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



Lot 38

Land Adj. 61 Ridham Avenue, Kemsley,
Sittingbourne, Kent, ME10 2SF

Guide: £15,000 - Plus* + FEES

*FREEHOLD PARCEL OF LAND WITH
POTENTIAL*

Predominantly residential area, a short
distance from a variety of local
amenities.



Lot 39

5 North Street, Wareham, Dorset,
BH20 4AB

Guide: £260,000 - £280,000* + FEES

FREEHOLD INVESTMENT

Town centre commercial investment
located in the heart of the attractive
town centre of Wareham. EPC: E (117).
Total Floor Area 198 sq.m.



Lot 40

19A Station Road, Westgate-on-Sea,
Kent, CT8 8RB

Guide: £120,000 - Plus* + FEES

*THREE-BEDROOM MAISONETTE FOR
COMPLETE REFURBISHMENT*

Located close to local amenities and
mainline railway station. EPC: TBC.
Council Tax: A.





Lot 41

Land at Wilsey View & Land Opposite Kilarney, Tresmeer, Launceston, Cornwall, PL15 8QY

Guide: Nil - Reserve + FEES**

TWO FREEHOLD PARCELS OF LAND

An unusual Lot, comprising an area of land, which has previously been used for parking, and a roadway which provides access to a further area of land.



Lot 42

Former Royal Mail, Sandwich Delivery Office, 34 King Street, Sandwich, Kent, CT13 9AA

Guide: £550,000 - £570,000* + FEES

FREEHOLD PREMISES IN CENTRAL LOCATION WITH PARKING

Substantial building. Potential for variety of commercial uses or redevelopment, subject to all necessary consents. Car park with access off New Street. EPC: G (215). Total Floor area 388 sq.m.



Lot 43

3 Heath Road, Maidstone, Kent, ME16 9LQ

Guide: £280,000 - Plus* + FEES

HOUSE OF MULTIPLE OCCUPANCY FOR INVESTMENT

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



Lot 44

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

Guide: £30,000 - PLUS* + 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.

Lot 45

127-129 High Street, Margate, Kent,
CT9 1JT

Guide: £750,000 - Plus* + FEES

*COMMERCIAL INVESTMENT WITH
PLANNING FOR CONVERSION OF UPPER
PARTS*

Mixed use four storey building in town
centre. Planning granted for conversion
of the upper parts to provide four self-
contained flats. EPCs: D, C & C (62).
Council Tax: B & A.



Lot 46

7 Greensway Road, Tavistock, Devon,
PL19 8HD

Guide: £195,000 - Plus* + FEES

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

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



Lot 47

Land South Of Manaton Drive,
Dunheved Road, Launceston, Cornwall,
PL15 9JG

Guide: £70,000 - Plus* + FEES

LAND WITH PLANNING

Consent for a single residential
property, in a tucked away location in
the Cornish town of Launceston with its
range of amenities.



Lot 48

The Wheatsheaf, 301 Loose Road,
Maidstone, Kent, ME15 9PY

Guide: £200,000 - £220,000* + FEES

*PUBLIC HOUSE AND UPPER PARTS WITH
POTENTIAL*

Situated at the junction of Loose Road
and Sutton Road. Refurbishment
required throughout. Three-bedroom
accommodation on upper parts. EPC: D
(93). Total Floor Area 457 sq.m.





Lot 49

Wisteria Cottage, 626 Tonbridge Road, Wateringbury, Maidstone, Kent, ME18 5PU

Guide: £400,000 - Plus + FEES**

DETACHED COTTAGE AND BARN WITH PLANNING FOR DEMOLITION AND THREE HOUSES

Rural location close to Wateringbury railway station and a short distance to West Malling. Council Tax: C.



Lot 50

Land Off Brook Lane, Gibbons Brook, Sellindge, Ashford, Kent, TN25 6HH

Guide: £85,000 - Plus + FEES**

APPROXIMATELY 2.53 ACRES GRAZING LAND

A freehold parcel of pasture with detached timber stable building on site.



Lot 51

54 Palmerston Road, Bournemouth, BH1 4HT

Guide: £60,000 - £65,000* + FEES

FREEHOLD COMMERCIAL INVESTMENT

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



Lot 52

Land Adjoining The Cottage, Badgers Road, Badgers Mount, Sevenoaks, Kent, TN14 7AY

Guide: £430,000 - Plus + FEES**

DETACHED HOUSE FOR COMPLETION

Located in the village of Badgers Mount. Four bedrooms. EPC: TBC.

Lot 53

Land at Tredethy Mews, Tredethy,
Bodmin, Cornwall, PL30 4QS

Guide: £150,000 – Plus* + FEES

LAND WITH PLANNING

Situated on the edge of Bodmin Moor
within the hamlet of Hellandbridge.
Planning has been granted for the
construction of nine eco-friendly stone-
built holiday cottages.



Lot 54

Vectis Hall, Melville Street, Ryde, Isle Of
Wight, PO33 2AN

Guide: Nil – Reserve* + FEES

FREEHOLD TOWN CENTRE FORMER FREE SCHOOL AND COMMUNITY HALL WITH POTENTIAL

Built in 1812, the building now requires
significant repair and refurbishment.



Lot 55

Flat 3, Sussex House, 60 St. Johns Hill,
Ryde, Isle Of Wight, PO33 1ES

Guide: £90,000 – Plus* + FEES

MODERN PURPOSE-BUILT FLAT WITH PARKING

Modern block with parking, situated a
short distance from Ryde St John's
station. The town centre is slightly
further afield. EPC: D. Council Tax: A.



Lot 56

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 and located in the village of
Eastling, which has good access to the
popular town of Faversham.



gwf | GEORGE WEBB FINN





Lot 57

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

Guide: £120,000 - Plus* + FEES

COMMERCIAL INVESTMENT IN HISTORIC TOWN CENTRE

Freehold building arranged as a commercial investment, plus maisonette, which has been sold on a long lease. EPC: C (71). Total Floor Area 69 sq.m.



Lot 58

Flat 4, Sunny Mead Court, 4 Central Parade, Herne Bay, Kent, CT6 5HT

Guide: £150,000 - £160,000* + FEES

TWO-BEDROOM FLAT WITH VIEWS AND SHARE OF FREEHOLD

A well presented flat on Herne Bay seafront with uninterrupted sea views from the majority of windows. EPC: C. Council Tax: B.



Lot 59

22 Barden Road, Tonbridge, Kent, TN9 1TX

Guide: £160,000 - £165,000* + FEES

LAND WITH PLANNING FOR TWO FLATS

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



Lot 60

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). Total Floor Area 138 sq.m.



Lot 61

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

Guide: £175,000 – Plus + FEES**

*FREEHOLD PAIR 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 62

Land Rear Of 87 Avenue Road,
Beckenham, Kent, BR3 4RX

Guide: £20,000 – £30,000 + FEES**

*PARCEL OF LAND WITH EXISTING
OUTBUILDING*

Situated in a residential area. Potential
for alternative uses or redevelopment,
subject to all necessary consents being
obtainable.



Lot 63

8 High Cross Street, St. Austell, Cornwall,
PL25 4AB

Guide: £170,000 – Plus + FEES**

*MIXED USE PROPERTY COMPRISING TWO
COMMERCIAL UNITS AND THREE FLATS*

The flats, plus one of the commercial
units, are let. The vacant unit has
conversion potential, subject to
consents. EPC: D (78), E and TBC.
Council Tax: X.



Lot 64

Uckfield Lodge, Church Road,
Crowborough, East Sussex, TN6 1BN

Guide: £425,000 – £450,000 + FEES**

*DETACHED FREEHOLD PROPERTY WITH
THREE VACANT FLATS AND GARAGES*

The units are in need of refurbishment
and there is potential to sub-divide the
upper floors, subject to all necessary
consents being obtainable. EPCs: TBC.
Council Tax: B.





Bettesworths 

Lot 65

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 66

23 Bank Street, Ashford, Kent, TN23 1DG

Guide: £300,000 - £310,000+ FEES**

COMMERCIAL INVESTMENT AND UPPER PARTS WITH PRIOR APPROVAL FOR TWO, TWO-BEDROOM FLATS

The commercial element is let on a seven-year lease, from 2024, at £22,000 per annum. EPC Rating D (76). Total Floor Area 138 sq.m.



Lot 67

Barn & Car Port at Brook Farm Cottages, Five Oak Green Road, Tonbridge, Kent, TN11 0QN

Guide: £200,000 - Plus+ FEES**

BARN AND CARPORT WITH PLANNING FOR FIVE-BEDROOM DETACHED HOUSE

Detached barn, car port and forecourt located on the outskirts of Tonbridge. Planning for conversion into a detached house.



Lot 68

7 Napier Road, Gillingham, Kent, ME7 4HB

Guide: £180,000 - Plus+ FEES**

BUILDERS YARD WITH PLANNING FOR FIVE BEDROOM DETACHED HOUSE

An irregular-shaped former builder's yard with permission for the development of a three storey five-bedroom house with off-road parking.

Lot 69

162-164 High Street, Maldon, Essex,
CM9 5BX

Guide: £370,000 - £380,000* + FEES

*RESTAURANT PREMISES IN MALDON HIGH
STREET WITH TWO BEDROOM FLAT ABOVE*

Situated at the heart of the historic
maritime town of Maldon in the lower
half of the high street, towards the quay
and promenade park. EPCs: C (53)
and C.



Lot 70

Flat 4, Eden Lodge, East Hill Road, Ryde,
Isle Of Wight, PO33 1LU

Guide: £80,000 - £90,000* + FEES

TWO-BEDROOM FLAT FOR INVESTMENT

This first-floor flat is considered ideal for
addition to an income-producing
lettings portfolio. Situated close to Ryde
seafront. EPC: D. Council Tax: A.



Lot 71

Land at Harris Yard, Saffron Walden,
Essex, CB11 3AR

Guide: Nil - Reserve* + FEES

*PARCELS OF FREEHOLD LAND AND
ROADWAYS*

Parcels of land, roadways and
footpaths in the historic market town of
Saffron Walden.



Lot 72

Unit 2, 2-12 Market Place, St. Columb,
Cornwall, TR9 6AN

Guide: £42,000 - Plus* + FEES

*GROUND FLOOR VACANT COMMERCIAL
PROPERTY*

Located in a popular market town with
a variety of amenities close by. EPC: E
(115). Total Floor Area 39 sq.m.



SCOTT ESTATES
MANAGEMENT LTD



Lot 73

22 Greenclose Road, Ilfracombe, Devon, EX34 8BT

Guide: £250,000 – Plus + FEES**

*FREEHOLD RESIDENTIAL INVESTMENT
ARRANGED AS TWO FLATS*

Currently let at £19,800 per annum.
EPCs: D. Council Tax: A.



Lot 74

Small Parcels of Land, Hawkhurst Way, Bexhill-on-Sea, East Sussex, TN39 3SG

Guide: £10,000 – Plus + FEES**

*FIVE PARCELS OF FREEHOLD LAND
FORMING 0.23 ACRES*

Amenity land and grass verges in predominantly residential area. The site may offer potential for a variety of uses, subject to all necessary consents being obtainable.



Lot 75

11-13 High Street, Sandown, Isle Of Wight, PO36 8DA

Guide: £85,000 – £90,000* + FEES

*FREEHOLD TOWN CENTRE BUILDING WITH
POTENTIAL*

Vacant ground floor commercial unit. The rear section of the building has potential for residential conversion, subject to conditions. EPC: D (77).



Lot 76

7 Steamer Terrace, Chelmsford, CMI 1QP

Guide: £240,000 – Plus + FEES**

*TWO-BEDROOM MID-TERRACE HOUSE
FOR IMPROVEMENT*

Partially double glazed, gas heating system and rear garden. Located 0.1 miles from Chelmsford mainline railway station and convenient for shops and restaurants. EPC: C. Council Tax: B.

Lot 77

Land South Side Of Rosemary Lane,
Ryde, Isle Of Wight, PO33 2UZ

Guide: £195,000 – Plus* + FEES

*TWO ACRE SITE WITH PREVIOUS
CONDITIONAL PLANNING CONSENT*

Situated in a semi-rural location on the outskirts of Ryde. A scheme for nine houses and five flats was approved in 2016, but has now lapsed.



Lot 78

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, located in Bexhill town centre. EPC: D (85). Total Floor Area 29 sq.m.



Lot 79

47-49 High Street, Royston,
Hertfordshire, SG8 9AW

Guide: £210,000 – Plus* + FEES

*GROUND FLOOR FLAT SITUATED ON HIGH
STREET*

The flat has a private entrance, large cellar, modern interior and a share of the freehold. EPC: C. Council Tax: B.



Lot 80

Plots 7-9 & Land Under Title No SX4651,
School Lane, Hadlow Down, Uckfield,
East Sussex, TN22 4HY

Guide: £23,000 – £25,000* + FEES

*0.42 ACRES OF FREEHOLD LAND IN
HADLOW DOWN*

Parcel of land held across three Titles, situated on School Lane in Hadlow Down near Uckfield. Rural village setting.





Lot 81

Freshwater Heritage Centre, Avenue Road, Freshwater, Isle Of Wight, PO40 9UU

Guide: £130,000 - £150,000* + FEES

FREEHOLD DETACHED MIXED RESIDENTIAL & COMMERCIAL INVESTMENT OPPORTUNITY

Situated in the heart of the town centre this detached freehold building offers scope as a mixed investment opportunity. EPCs: C (67) & D. Council Tax: A.



Lot 82

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

Guide: £120,000 - Plus* + FEES

LAND AND TWO BARNES 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 83

Plots in Hertfordshire, Lancs, Norfolk & Ashford, Kent, TN26 3LR

Guide: Nil - Reserve* + FEES

NINE VARIOUS SMALL PLOTS OF LAND IN VARIOUS LOCATIONS

The Land Registry Titles and plans are included in the legal pack, available from the Clive Emson website.



Lot 84

Former Cadets Unit, Mount Pleasant Road, Brixham, Devon, TQ5 9RU

Guide: £50,000 - Plus* + FEES

DETACHED COMMERCIAL UNIT ON GOOD SIZE PLOT WITH POTENTIAL

A detached former cadet training building on a good sized plot with potential for a variety of future uses including conversion, subject to all necessary consents being obtainable. EPC: TBC.

Lot 85

16A Broad Street, Deal, Kent, CT14 6ES

Guide: £190,000 – £200,000* + FEES

*TWO FLATS CLOSE TO DEAL SEAFRONT,
PIER AND TOWN CENTRE*

Two, two-bedroom flats for improvement, each with a gas heating system via radiators. EPCs: D & C. Council Tax Bands: A.



Lot 86

Land East Of East Dean House, East Dean, Salisbury, SP5 1HQ

Guide: £4,000 – £5,000* + FEES

*APPROX 1.75 HECTARES (4.3 ACRES) OF
WOODLAND*

Situated near the village of East Dean between Salisbury and Romsey.



Lot 87

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

Guide: £140,000 – £160,000* + 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 88

4 Manor Court, Church Street, Storrington, Pulborough, West Sussex, RH20 4LH

Guide: £140,000 – £150,000* + FEES

*GROUND FLOOR FLAT WITH GARAGE IN
NEED OF UPDATING*

Two-bedroom flat forming part of the ground floor of this modern purpose-built block. Garage in compound accessed from the rear. EPC: D. Council Tax: C.





Lot 89

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

Guide: £90,000 - 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 90

4 King Street, Sandwich, Kent, CT13 9BY

Guide: £210,000 - Plus* + 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 91

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

Guide: £45,000 - £50,000* + FEES

TOWN-CENTRE FLAT WITH PRIVATE ACCESS FOR INVESTMENT OR OCCUPATION

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



Lot 92

Land Adjacent 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. Any future use would be subject to all necessary consents being obtainable.

Lot 93

16-17 Beer Cart Lane, Canterbury, Kent,
CT1 2NY

Guide: £230,000 - £250,000* + FEES

*CITY CENTRE COMMERCIAL BUILDING
WITH POTENTIAL*

Two storey building close to junction
with Stour Street. An application has
been submitted for Change of Use from
Place of Worship to two dwellings.



Lot 94

23 Common Lane, River, Dover, Kent,
CT17 0RA

Guide: £210,000 - £220,000* + FEES

*TWO-BEDROOM BUNGALOW WITH
GARAGE AND PARKING*

Popular location. The majority of
windows are double glazed and there is
a gas heating system. The property
requires refurbishment and has front
and rear gardens and garage. EPC: E.
Council Tax: D.



Lot 95

Land Adjacent 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 96

16 Gybbon Rise, Staplehurst, Tonbridge,
Kent, TN12 0LT

Guide: £250,000 - Plus* + FEES

*SEMI-DETACHED HOUSE FOR REPAIR WITH
PLANNING FOR EXTENSION*

The property has three bedrooms and
is located in the popular village of
Staplehurst. Planning has been granted
for a two storey side extension. EPC: C.
Council Tax: D.





Lot 97

The Barn, Adelaide Place, Canterbury, Kent, CT1 2QA

Guide: £100,000 - £110,000* + FEES

BARN WITHIN CITY WALLS WITH PLANNING APPLICATION SUBMITTED FOR CONVERSION

Attractive barn in central location. Planning application submitted for conversion to a three-bedroom dwelling with parking, garden and bike store.



Lot 98

65 Campbell Road, Maidstone, Kent, ME15 6PY

Guide: £200,000 - £210,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

Situated conveniently for the busy town centre. EPC: D. Council Tax: B.



Lot 99

3 South Street, South Petherton, Somerset, TA13 5AD

Guide: £255,000 - Plus* + FEES

CHARACTER SEMI-DETACHED COTTAGE FOR UPDATING WITH LARGE GARDENS

A three-bedroom cottage arranged over two floors, now requiring updating. Large garage/workshop for repair and mature rear gardens. EPC: F. Council Tax: E.



Lot 100

Radars House, East Guldeford, Rye, East Sussex, TN31 7PG

Guide: £450,000 - Plus* + FEES

WELL PRESENTED DETACHED HOUSE

Former radar station, in rural location, converted to a detached dwelling with far-reaching views across Romney Marsh. EPC: C. Council Tax: C.

Lot 101

Flat 17, The Old Flour Mill, London Road,
Dover, Kent, CT17 0TX

Guide: £65,000 - Plus* + FEES

*ONE-BEDROOM FLAT CLOSE TO TOWN
CENTRE*

Second floor apartment in this period
building located on The Level section of
Dover, close to the town centre. EPC: D.
Council Tax: B.



Lot 102

20 Caesars Road, Newport, Isle Of
Wight, PO30 5ED

Guide: £115,000 - £125,000* + FEES

FREEHOLD HOUSE FOR INVESTMENT

Two-bedroom house close to the
centre of Newport. Currently let and
considered ideal for addition to an
income producing portfolio. EPC: D.
Council Tax: B.



Lot 103

469 Bexhill Road, St. Leonards-on-Sea,
East Sussex, TN38 8AT

Guide: £200,000 - Plus* + FEES

*THREE-BEDROOM END-TERRACE
PROPERTY*

Offered with vacant possession, this
property requires improvement and
was previously let at approx £18,000 per
annum. EPC: E. Council Tax: B.



Lot 104

15A and 15B Warley Hill, Warley,
Brentwood, Essex, CM14 5HR

Guide: £240,000 - Plus* + FEES

*FREEHOLD BUILDING ARRANGED AS TWO
FLATS ABOVE COMMERCIAL PREMISES
SOLD ON LONG LEASE*

Two one-bedroom flats moments from
Brentwood railway station and
Brentwood High Street. EPCs: D. Council
Tax: B.





Lot 105

Flat 10, Cedra Court, 4 Westby Road, Bournemouth, BH5 1HD

Guide: £75,000 – £85,000* + FEES

FLAT FOR INVESTMENT

Located in a popular residential suburb of Bournemouth, this flat is currently let and is considered ideal for continued investment. EPC: E. Council Tax: A.



Lot 106

66 Green Lane, Isle Of Grain, Rochester, Kent, ME3 0DQ

Guide: £220,000 – £230,000* + FEES

THREE-BEDROOM EXTENDED BUNGALOW FOR IMPROVEMENT

The property has double glazed windows, gas heating system via radiators and a garage. EPC: TBC. Council Tax: C.



Lot 107

19 Acres Road, Bournemouth, BH11 8ST

Guide: £190,000 – £210,000* + FEES

DETACHED BUNGALOW FOR IMPROVEMENT

Located at the end of a cul-de-sac, in a set back position, with a view from the rear across to neighbouring woodland. EPC: D. Council Tax: C.



Lot 108

29 Clifford Way, Maidstone, Kent, ME16 8GB

Guide: £80,000 – Plus* + FEES

TWO-BEDROOM FLAT FOR REPAIR

Located on the fourth floor of this purpose-built block in the heart of Maidstone. EPC: C. Council Tax: D.



Lot 109

1 The Firs, Links Road, Deal, Kent,
CT14 6TD

Guide: £135,000 – £140,000* + FEES

TWO-BEDROOM HOUSE FOR INVESTMENT

Modern terrace house. Gas heating system via radiators and double glazed windows. Tenant in occupation approx. 25 years. EPC: C. Council Tax: B.



Lot 110

37 Cavour Road, Sheerness, Kent,
ME12 2SS

Guide: £140,000 – £160,000* + FEES

THREE-BEDROOM TERRACE HOUSE

A mid-terrace house close to Sheerness town centre with its range of amenities and railway station. EPC: C. Council Tax: A.



Lot 111

20 La Belle Alliance Square, Ramsgate,
Kent, CT11 8HZ

Guide: £150,000 – Plus* + FEES

THREE-BEDROOM DETACHED HOUSE FOR REFURBISHMENT

Victorian property with accommodation over four floors. Located in Ramsgate town centre, close to local amenities and the popular Royal Marina. EPC: D. Council Tax: A.



Lot 112

83 Dover Road, Folkestone, Kent,
CT20 1JZ

Guide: £80,000 – Plus* + FEES

FREEHOLD TWO-BEDROOM MAISONETTE AND GROUND RENT

Upper maisonette sold on a long lease and two-bedroom lower maisonette for refurbishment, with double glazed windows and gas heating system via radiators. EPC: D. Council Tax: A.





Lot 113

14 Westerhout Close, Deal, Kent,
CT14 6UA

Guide: £155,000 - £165,000* + FEES

*FREEHOLD MODERN TWO-BEDROOM
HOUSE FOR INVESTMENT*

Front and rear gardens. Gas heating via radiators and double glazed windows. We understand a new boiler was fitted last year. EPC: C. Council Tax: B.



Lot 114

80 Longstone Road, Eastbourne, East
Sussex, BN21 3SL

Guide: £170,000 - £180,000* + FEES

*TWO-BEDROOM TERRACE HOUSE FOR
IMPROVEMENT*

Centrally located close to the town centre and seafront. Potential for improvement and reconfiguration, subject to all necessary consents. EPC: D. Council Tax: B.



Lot 115

Flat 1, Dolphin House, 5 Castle Street,
Ryde, Isle Of Wight, PO33 2EP

Guide: £70,000 - £75,000* + FEES

*SPLIT LEVEL FLAT FOR INVESTMENT OR
OCCUPATION*

Situated one road back from the seafront and beach, the flat is considered ideal as a letting investment or owner occupation. EPC: E. Council Tax: A.



Lot 116

82 Victoria Street, Gillingham, Kent,
ME7 1EL

Guide: £220,000 - £230,000* + FEES

*FOUR-BEDROOM HOUSE OF MULTIPLE
OCCUPATION*

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



Lot 117

33 Castle Lane West, Bournemouth,
BH9 3LH

Guide: £40,000 - Plus* + FEES

FLAT FOR IMPROVEMENT

Located on Castle Lane West, this first floor flat requires refurbishment and upgrading, following which it may be ideal for investment, occupation or resale. EPC: D. Council Tax: A.



Lot 118

59 Dover Street, Maidstone, Kent,
ME16 8LF

Guide: £185,000 - Plus* + FEES

*MID-TERRACE HOUSE FOR
REFURBISHMENT*

Two-bedroom house in established residential area on the outskirts of Maidstone. EPC: C. Council Tax: B.



Lot 119

4B Gillsmans Hill, St. Leonards-on-Sea,
East Sussex, TN38 0SP

Guide: £175,000 - £185,000* + FEES

*WELL PRESENTED COTTAGE FOR
INVESTMENT*

Well presented three-bedroom house within easy access of town centre with its various local amenities, railway station and seafront. EPC: E. Council Tax: C.



Lot 120

Garages Between 11 & 12 Gadesden
Road, Epsom, Surrey, KT19 9LB

Guide: £130,000 - £135,000* + FEES

COMPOUND OF EIGHT GARAGES

Together with concrete hardstanding, situated in an established residential area.





Lot 121

Hailglower, St. Levan, Penzance, Cornwall, TR19 6LP

Guide: £185,000 - Plus* + FEES

SEMI-DETACHED COTTAGE FOR UPDATING WITH GARDENS, PARKING AND PLANNING IN PRINCIPLE

Semi-detached two-bedroom cottage for updating. Garden, parking and planning in principle for single dwelling. EPC: E. Council Tax: B.



Lot 122

76B London Road, Portsmouth, PO2 0LN

Guide: £70,000 - £80,000* + FEES

VACANT ONE-BEDROOM FLAT

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



Lot 123

Dowra, 3 St. Georges Hill, Perranporth, Cornwall, TR6 0LE

Guide: £150,000 - Plus* + FEES

DETACHED BUNGALOW FOR UPDATING OR REPLACEMENT

Three-bedroom Mundic constructed bungalow for updating, or replacement, subject to all necessary consents. Sought after coastal town close to beach. EPC: F. Council Tax: A.



Lot 124

Flat 8, Rosemullion Court, Cliff Road, Budleigh Salterton, Devon, EX9 6JU

Guide: £70,000 - Plus* + FEES

TOP FLOOR APARTMENT WITH STUNNING SEA VIEWS

Two-bedroom flat with sea views from each room, on the Jurassic coastline and adjoining the coastal pathway. Close to seafront and town centre. Parking. EPC: D. Council Tax: E.

Lot 125

538 Old London Road, Hastings, East Sussex, TN35 5BN

Guide: £250,000 - £260,000* + FEES

THREE-BEDROOM DETACHED HOUSE WITH POTENTIAL

Vacant freehold detached house on Old London Road, Hastings, with driveway, balcony, loft converted room and large rear garden. EPC: B. Council Tax: C.



Lot 126

2 King Street, Bridport, Dorset, DT6 3QD

Guide: £80,000 - Plus* + FEES

ONE-BEDROOM COTTAGE FOR UPDATING

Attached cottage in a tucked away location a short distance from town centre. West Bay situated on the famous Jurassic coastline is also close by. EPC: E. Council Tax: A.



Lot 127

19 Prince Charles Close, Launceston, Cornwall, PL15 8NQ

Guide: £40,000 - Plus* + FEES

END-TERRACE HOUSE FOR IMPROVEMENT

A spacious four-bedroom house with gardens to front and rear. Requiring a programme of improvement. EPC: C. Council Tax: B.



Lot 128

7 Marley Croft, Moor Lane, Staines-upon-Thames, Middlesex, TW18 4YW

Guide: £140,000 - £150,000* + FEES

TWO-BEDROOM FLAT WITH GARAGE IN NEED OF UPDATING

Forming part of the second (top) floor of this detached purpose built block. EPC: D. Council Tax: C.





Lot 129

Rose Cottage, German Street,
Winchelsea, East Sussex, TN36 4EN
Guide: £320,000 – £330,000* + FEES

PERIOD HOUSE FOR IMPROVEMENT

Four-bedroom mid-terrace cottage in
the heart of the Cinque Port town of
Winchelsea. EPC: D. Council Tax: F.



Lot 130

44 Fort Street, Sandown, Isle Of Wight,
PO36 8AU
Guide: £145,000 – £155,000* + FEES

*TWO-BEDROOM HOUSE FOR
IMPROVEMENT*

The house has the advantage of a
location close to the beach and town
centre. EPC: D. Council Tax: C.



Lot 131

284 Sturry Road, Canterbury, Kent,
CT1 1HQ
Guide: £240,000 – Plus* + FEES

*THREE-BEDROOM SEMI-DETACHED
BUNGALOW WITH PARKING*

Improvement and redecoration
required, although does have a
conservatory, gas heating system and
double glazed windows. EPC: D. Council
Tax: B.



Lot 132

Hay House, Sir John Moore Avenue,
Hythe, Kent, CT21 5DF
Guide: £500,000 – Plus* + FEES

*PERIOD FREEHOLD BLOCK OF SIX FLATS
WITH OFF STREET PARKING*

Detached block of six flats with gardens
to front and side. Off road parking.
Vacant possession upon completion.
EPCs: C & D. Council Tax: A & B.



Lot 133

9A Craddocks Parade, Ashted, Surrey,
KT21 1QL

Guide: £185,000 – £195,000* + FEES

*MAISONETTE IN NEED OF UPDATING WITH
POTENTIAL TO SUB-DIVIDE*

Two-bedroom maisonette located in
this 1930s style property. Potential for
sub-division, subject to all necessary
consents being obtainable. EPC: TBC.
Council Tax: D.



Lot 134

West Point, 1 Vernon Square, Ryde, Isle
Of Wight, PO33 2JQ

Guide: £695,000 – Plus* + FEES

*IMPOSING FREEHOLD BLOCK OF SEVEN
APARTMENTS FOR INVESTMENT*

Producing a worthwhile income. All
seven flats in this impressive building
are let under the terms of APTs. EPCs: D
and E. Council Tax: A and B.



Lot 135

1A Sweda Court, Chesham Street,
Brighton, BN2 1NG

Guide: £170,000 – £180,000* + FEES

*TWO-BEDROOM FLAT JUST OFF THE
SEAFRONT*

The flat requires some redecoration, but
provides bright and spacious
accommodation. Ideal for investment
or owner occupation. EPC: D. Council
Tax: C.



Lot 136

54 Florence Road, Maidstone, Kent,
ME16 8EL

Guide: £210,000 – £220,000* + FEES

*SEMI-DETACHED HOUSE IN NEED OF
REFURBISHMENT*

An attractive house for refurbishment
conveniently located for the busy town
centre and mainline railway stations.
EPC: D. Council Tax: C.





Lot 137

27 Meadow Close, Rottingdean,
Brighton, BN2 7FB

Guide: £350,000 – £375,000* + FEES

*BUNGALOW WITH POTENTIAL IN
FAVoured LOCATION*

Offering light and spacious accommodation. Potential to extend into the roof, subject to all necessary consents being obtainable. EPC: D. Council Tax: D.



Lot 138

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

Guide: £225,000 – PLUS* + FEES

*WELL PRESENTED DETACHED TWO-
BEDROOM CHARACTERFUL COTTAGE
WITH GARDENS AND PARKING*

Charming two-bedroom cottage with outbuildings, in sought after village location. EPC: E. Council Tax: D.



Lot 139

12 Speke Road, St Peters, Broadstairs,
Kent, CT10 2UB

Guide: £160,000 – £165,000* + 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 140

117 Barnsole Road, Gillingham, Kent,
ME7 4DY

Guide: £180,000 – £190,000* + FEES

*DOUBLE FRONTED HOUSE IN NEED OF
REFURBISHMENT*

Mid-terrace house convenient for the mainline commuter railway station and town centre. EPC: TBC. Council Tax: B.

Lot 141

12 Manor House, Middle Lincombe Road,
Torquay, Devon, TQ1 2AF

Guide: £37,500 - Plus* + FEES

*TOP FLOOR RETIREMENT APARTMENT
WITH SEA VIEWS*

The apartment is situated on the second floor, accessed via a lift, or stairs. Occupants enjoy use of the various facilities in the complex. EPC: D. Council Tax: E.



Lot 142

Silver Retreat, Ash Grove, Luccombe,
Shanklin, Isle Of Wight, PO37 6RX

Guide: £150,000 - Plus* + FEES

*DETACHED BUNGALOW WITH
STRUCTURAL DAMAGE AND ALMOST 2.5
ACRES WITH SEA VIEWS*

The bungalow offers scope for a splendid weekend retreat or holiday home on a plot with sea views. EPC: C. Council Tax: A.



Lot 143

13 Whitehall Close, Colchester, CO2 8AJ

Guide: £135,000 - Plus* + FEES

*TWO-BEDROOM SEMI-DETACHED HOUSE
WITH DRIVEWAY*

This freehold house is offered with vacant possession. EPC: D. Council Tax: B.



Lot 144

Stretford Cottage, Weycroft, Axminster,
Devon, EX13 7LN

Guide: £300,000 - Plus* + FEES

*DETACHED COTTAGE WITH OUTBUILDING
AND STABLES ON A SITE MEASURING
OVER SIX ACRES*

Detached cottage for updating. Garage, stables/outbuilding and paddocks on a plot extending to over six acres. EPC: D. Council Tax: D.





Lot 145

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

Guide: £75,000 – £80,000* + FEES

TOWN CENTRE FLAT WITH PARKING FOR IMPROVEMENT

Ideal for investment, following upgrading and refurbishment. EPC: D. Council Tax: B.



Lot 146

33 Carisbrooke High Street, Newport, Isle Of Wight, PO30 1NR

Guide: £85,000 – £95,000* + FEES

FREEHOLD HOUSE FOR INVESTMENT

Currently let, this property is considered ideal for addition to an income producing portfolio. EPC: D. Council Tax: B.



Lot 147

92 Ninfield Road, Bexhill-on-Sea, East Sussex, TN39 5BB

Guide: £170,000 – £180,000* + FEES

TWO-BEDROOM SEMI-DETACHED HOUSE FOR IMPROVEMENT

Considered suitable for investment or owner occupation, following improvement works and any necessary consents being obtainable. Rear garden. EPC: D. Council Tax: B.



Lot 148

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

Guide: £395,000 – Plus* + FEES

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

The bungalow has deceptively spacious accommodation and requires updating throughout. EPC: C. Council Tax: E.

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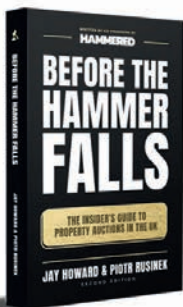
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PRELIMINARY ANNOUNCEMENT

TO BE OFFERED IN OUR 23 JULY AUCTION

Bidding Commences Tuesday, 21st July
Ending on Thursday, 23rd July

**Hollis Motors, 1 Crabble Hill,
Dover, Kent, CT17 0RS**

Guide Price £580,000 Plus

**FORMER CAR SALES SITE,
SHOWROOM & WORKSHOP WITH
REDEVELOPMENT POTENTIAL**



Situated at the junction with Crabble Hill, London Road, Buckland Avenue and Whitefield Avenue is this substantial building with car sales forecourt, showroom and workshops, together with ancillary facilities.

It is considered the entire site may be suitable for conversion and/or redevelopment or a combination of both, subject to all necessary consents being obtainable.

Commercial EPC Ratings: To be confirmed

Freehold with Vacant Possession

**FOR ENQUIRIES CONTACT
KEVIN GILBERT
01622 608400**



PRELIMINARY ANNOUNCEMENT

TO BE OFFERED IN OUR 24 SEPTEMBER AUCTION

Bidding Commences
Tuesday, 22nd September
Ending on Thursday, 24th September

**Baldocks Yard, Old Park Road,
Dover, Kent, CT16 2AQ**

Guide Price £150,000 Plus

**FREEHOLD SITE WITH WORKSHOP
AND MOT STATION**



An essentially triangular shaped site with access off Old Park Road and comprising open parking area workshop and MOT building.

It is considered the site may be suitable for a variety of commercial or residential uses, subject to all necessary consents being obtainable.

EPC Rating: D (87). Total Floor Area 67 sq.m.

Freehold with Vacant Possession

FOR ENQUIRIES CONTACT

KEVIN GILBERT

01622 608400



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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