

Clive Emson

LAND AND PROPERTY AUCTIONEERS



AUCTION

23rd July 2026

**Online Bidding Commences
21st July 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

Welcome to our Auction Preview

As the UK and the rest of Europe tackle some of the hottest temperatures, the Clive Emson team have been donning the sun cream and travelling the width and breadth of southern England to create this stunning auction.

So, it is a VERY warm welcome to our July Auction Preview which follows hot on the heels of the June sale, where we raised over £16 million for our clients.

The July auction includes another diverse and exciting array of lots, including some excellent opportunities for investors; those seeking a new home; land in all shapes and sizes (including some with Planning Permission); speculative buys; commercial premises; ground rents; garages etc., with prices ranging from Nil Reserve to a Guide Price of £1.5 - £1.6 Million.

We look forward to speaking with you about the lots which may be of interest, helping you through the registration process to enable bidding and seeing you at the many block



viewings, which can be booked on our website or just give us a call.

All available lots can be viewed on our website cliveemson.co.uk or scan the QR codes under each lot.

Happy hunting, and we wish you every success with your bids!

A stylized, handwritten signature in black ink, appearing to read 'Kevin Gilbert'.

Kevin Gilbert
MRCIS FNAVA

JUNE RESULTS

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

To make an offer on an unsold Lot or assistance regarding the auction process please call us on 0345 8500333.



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SCOTLAND

Homes



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HAVE YOU RECENTLY PURCHASED A PROPERTY AT
AUCTION, IN THE ROOM OR ONLINE? WOULD YOU LIKE
TO APPEAR ON BBC ONE'S *HOMES UNDER THE HAMMER*?

We are currently on the look out for properties to feature on the
show. If you are interested in finding out more, please get in
touch with a member of our Booking team on:

07814 079910 or 07966 167076

Or email:

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TERMS AND CONDITIONS APPLY



Auction Advice



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

RULE 1

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

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

RULE 2

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

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

RULE 3

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

RULE 4

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

RULE 5

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

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

Scan the code to register for bidding



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



Lot 1

1 & 2 Bimbury Cottage, Bimbury Lane,
Detling, Maidstone, Kent, ME14 3HY

Guide: £380,000 - £400,000* + FEES

*DETACHED FOUR BEDROOM HOUSE -
RESIDENTIAL INVESTMENT*

Detached house in rural location.
Currently let at £9,000 per annum. Front
and rear gardens. EPC: E. Council Tax: E.



Lot 2

Land Rear Of 59 Summerfield Close,
Wisbech, Cambridgeshire, PE13 1RP

Guide: £5,000 - £10,000* + FEES

FREEHOLD PARCEL OF LAND

Rectangular parcel of land extending to
0.01 hectares (0.02 acres).



Lot 3

Ground Rents, 8-14 Copenhagen Road,
Gillingham, Kent, ME7 4RX

Guide: £40,000 - £45,000* + FEES

FREEHOLD GROUND RENTS

Four properties converted into nine
self-contained flats, each sold on a
long lease. Ground rent income
£1,085.75 per annum.



Lot 4

Garages 106-112 Shipwrights Avenue,
Chatham, ME4 5JH

Guide: £40,000 - £45,000* + FEES

SEVEN LOCK-UP GARAGES

The garages make up part of a larger
row of garages, in a predominantly
residential location.





Lot 5

The Railway Public House, 68 St. Johns Road, Ryde, Isle Of Wight, PO33 2RT

Guide: £195,000 - Plus* + FEES

FREEHOLD TOWN CENTRE PUBLIC HOUSE WITH TWO-BEDROOM FLAT AND GARDENS

The building is considered something of a landmark at the junction of St. Johns Road and Monkton Street. Offered with vacant possession. EPC: D (79). Total Floor Area 208 sq.m.



Lot 6

Flat 18, The Lodge, 3 Blackwater Road, Eastbourne, East Sussex, BN21 4JF

Guide: £140,000 - Plus* + FEES

BALCONY FLAT OVERLOOKING DEVONSHIRE PARK TENNIS COURTS

Conveniently situated in Eastbourne, the property is considered suitable for owner occupation or investment. EPC: E. Council Tax: D.



Lot 7

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

Guide: Nil - Reserve* + 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 8

19 Primrose Road, Dover, Kent, CT17 0JA

Guide: £125,000 - £130,000* + FEES

MODERN FREEHOLD TWO-BEDROOM TERRACE HOUSE FOR INVESTMENT

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

Lot 9

Garages 14,15 & 17, Princes Road,
Romsey, Hampshire, SO51 8DS

Guide: £17,000 – £19,000* + FEES

*THREE LOCK-UP GARAGES IN ATTRACTIVE
MARKET TOWN*

Considered ideal for letting in the local
marketplace. Freehold with vacant
possession.



Lot 10

The Old Ferry Inn, Bodinnick, Fowey,
Cornwall, PL23 1LX

Guide: £475,000 – Plus* + FEES

*FREEHOLD PUBLIC HOUSE OVERLOOKING
THE FOWEY ESTUARY WITH NINE EN-SUITE
LETTING ROOMS*

The Inn dates back to the 1500s and is
located close to the car ferry
connecting Bodinnick and Fowey. EPC: B
(41). Total Floor Area 726 sq.m.



Lot 11

46 Bishopric Court, Horsham, West
Sussex, RH12 1TJ

Guide: £80,000 – £85,000* + FEES

*TWO-BEDROOM FLAT FOR INVESTMENT IN
TOWN CENTRE*

Third floor flat with lift access. Heating
and hot water is included in
maintenance. Located close to the
centre of Horsham. EPC: D.
Council Tax: A.



Lot 12

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, previously used for parking and a
roadway which provides access to a
further area of land.





Lot 13

Ground Rents, The Hoystings, 56 Old Dover Road, Canterbury, Kent, CT1 3DF

Guide: £25,000 – Plus* + FEES

FREEHOLD GROUND RENTS

Comprising six flats and basement, each sold on a 125-year lease from 2019, at a current ground rental of £350 per annum each, doubling every 20 years.



Lot 14

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 15

Avenue Business Centre, 17 New Road Avenue, Chatham, Kent, ME4 6BA

Guide: £550,000 – Plus* + FEES

BUSINESS CENTRE FOR INVESTMENT WITH LAPSED PLANNING FOR 12 FLATS

A commercial investment with lapsed Planning for 12 flats. Located in the town centre. EPC: G (163).



Lot 16

32 Kings Road, Cheriton, Folkestone, Kent, CT20 3JZ

Guide: £230,000 – Plus* + FEES

FIVE-BEDROOM HOUSE FOR TOTAL REFURBISHMENT WITH POTENTIAL PLOT

Popular Cheriton area - west of Folkestone. Rear garden may offer development potential for a detached or pair of houses, subject to all consents. EPC: G. Council Tax: D.

Lot 17

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

Guide: Nil - Reserve* + 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 18

Ground Rents, College Place, College Avenue, Maidstone, Kent, ME15 6YJ

Guide: £6,000 - £6,500* + FEES

FREEHOLD GROUND RENTS

A purpose-built block of three self-contained flats, each sold on a long lease. Current ground rent income £750 per annum.



Lot 19

Garages Rear Of Harcourt Lodge, 365 Croydon Road, Wallington, Surrey, SM6 7NY

Guide: £125,000 - £135,000* + FEES

NINE FREEHOLD LOCK-UP GARAGES IN CENTRAL LOCATION

Currently let at £10,080 per annum, plus three vacant garages.



Lot 20

28 Southmoor Lane, Havant, Hampshire, PO9 1JW

Guide: £700,000 - £750,000* + FEES

LEASEHOLD INDUSTRIAL UNIT AND LAND FOR INVESTMENT

Currently fully let, this leasehold interest is producing a healthy income in a popular industrial area close to Havant and Portsmouth. EPC: C (66). Total Floor Area 1,102 sq.m.





ARTHUR WHEELER
ESTATE AGENTS

Lot 21

Tinkers Coppice, Victoria Avenue,
Shanklin, Isle Of Wight, PO37 6QL

Guide: £350,000 – Plus* + FEES

*CHALET BUNGALOW ON ONE ACRE PLOT
IN SEMI-RURAL LOCATION*

The property requires some upgrading
and refurbishment but is considered
worthy of the works required. EPC: D.
Council Tax: E.



Lot 22

Land North East Side Of Colewood Road,
Whitstable, Kent, CT5 2RP

Guide: £175,000 – £200,000* + FEES

*APPROXIMATELY 22 ACRES OF LAND WITH
FUTURE POTENTIAL*

Parcel of freehold land offering future
potential, subject to all necessary
consents being obtainable.



Lot 23

Garages 2-9, 11-13 & 15 – 21, Turin Court,
Andover, Hampshire, SP10 5LD

Guide: £70,000 – £80,000* + FEES

18 LOCK-UP GARAGES FOR INVESTMENT

Offered freehold with vacant
possession.



meridian
PROPERTY

Lot 24

177 Bexhill Road, St. Leonards-on-Sea,
East Sussex, TN38 8BG

Guide: £220,000 – Plus* + FEES

*TWO DETACHED BUILDINGS WITH
POTENTIAL*

Located in a predominantly residential
area close to Bexhill. Potential for
alternative uses, subject to all
necessary consents being obtainable.
EPC: TBC.

Lot 25

Sharrie, Holliers Hill, Bexhill-on-Sea, East Sussex, TN40 2DR

Guide: £180,000 – £190,000* + FEES

TERRACE HOUSE FOR REPAIR AND REFURBISHMENT WITH GARAGE

Mid-terrace house with front and rear gardens, situated in an established residential area. Scope for improvement, subject to all necessary consents being obtainable. EPC: D. Council Tax: C.



Lot 26

Land Tunstall Road, Tunstall, Sittingbourne, Kent, ME9 8DU

Guide: £10,000 – Plus* + FEES

FREEHOLD LAND

One and three-quarter acres of freehold land.



Lot 27

Garages 2-6, 9, 10, 12 & 14, Wistaria Court, Andover, Hampshire, SP10 3QL

Guide: £35,000 – £40,000* + FEES

NINE LOCK-UP GARAGES

Offered freehold with vacant possession.



Lot 28

The Croft, Hooke Hill, Freshwater, Isle Of Wight, PO40 9BG

Guide: £550,000 – £600,000* + FEES

SUBSTANTIAL FREEHOLD 22-BEDROOM FORMER CARE HOME WITH POTENTIAL

The property offers potential for a number of future uses, subject to all necessary consents being obtainable. Parking areas to the front and side. EPC: TBC.





Lot 29

The Flat, Higher Grants Farm, Higher Grants, Exebridge, Dulverton, Somerset, TA22 9BE

Guide: £80,000 - £90,000* + FEES

TWO-BEDROOM FLAT SITUATED WITHIN HIGHER GRANTS FARM

Producing a current rental income of £7,200 per annum. EPC: F. Council Tax: B.



Lot 30

Rear Of 51 High Street, Cosham, Portsmouth, PO6 3AX

Guide: £90,000 - Plus* + FEES

LAND AND BUILDING WITH IMPLEMENTED PLANNING PERMISSION FOR THREE FLATS

Plot of land to the rear of High Street, Cosham. Situated close to the main shops, railway station and hospital. EPC: C (66). Total Floor Area 25 sq.m.



Lot 31

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

Guide: £60,000 - Plus* + FEES

BLOCK OF 12 FREEHOLD GARAGES

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



Lot 32

Hartshead Hotel, 17 King Edward Avenue, Blackpool, FY2 9TA

Guide: £130,000 - £135,000* + FEES

FORMER GUEST HOUSE WITH POTENTIAL

Potential for a number of alternative uses, subject to all necessary consents being obtainable. EPC: C (63). Total Floor Area 290 sq.m.

Lot 33

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 34

Land Adj. Aucuba, Kelly Bray, Callington, Cornwall, PL17 8ET

Guide: £65,000 – Plus* + FEES

LAND WITH OUTLINE PLANNING

A parcel of land extending to approximately 0.76 acres with outline consent for a single ecological self-build dwelling.



Lot 35

Garages 1-13 & 15-20, Fisher Close, Andover, Hampshire, SP10 1PT

Guide: £60,000 – Plus* + FEES

19 LOCK-UP GARAGES FOR INVESTMENT

Offered freehold with vacant possession.



Lot 36

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

Guide: £130,000 – Plus* + FEES

FREEHOLD TOWN CENTRE FORMER CHURCH OVER FOUR FLOORS WITH POTENTIAL

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





Lot 37

Flat 3, 79 Rowlands Road, Worthing,
West Sussex, BN11 3JN

Guide: £140,000 - £150,000* + FEES

*TWO-BEDROOM SPLIT-LEVEL FLAT FOR
UPDATING WITH PARKING*

Leasehold split-level second floor flat
offering two double bedrooms and
private parking to the rear. EPC: C.
Council Tax: A.



Lot 38

Land West Of Camellia Road, Minster on
Sea, Sheerness, Kent, ME12 3FD

Guide: £150,000 - Plus* + FEES

FREEHOLD LAND WITH POTENTIAL

The land is located in a residential area
and offers future potential, subject to all
necessary consents being obtainable.



Lot 39

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

Guide: £100,000 - £110,000* + 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 40

Newtonia, Tor Park Road, Torquay,
Devon, TQ2 5BQ

Guide: £225,000 - Plus* + FEES

*SEMI-DETACHED VICTORIAN HOUSE FOR
IMPROVEMENT AND REPAIR*

A semi-detached Victorian house
located in a central position within
close proximity of Torquay seafront and
town centre. EPC: G. Council Tax: B.



Lot 41

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 42

21 High Street, Ilfracombe, Devon,
EX34 9DA

Guide: £125,000 - Plus + FEES**

*SUBSTANTIAL FREEHOLD FORMER
PHARMACY WITH EXTENSIVE
COMMERCIAL ACCOMMODATION*

Located in a prominent Ilfracombe High
Street position, with retail, office and
storage accommodation arranged
over two levels. EPC: D (86). Total Floor
Area 473 sq.m.



Lot 43

Basement Flat, 76 Guildhall Street,
Folkestone, Kent, CT20 1EG

Guide: £48,000 - £52,000 + FEES**

*ONE-BEDROOM GARDEN FLAT FOR TOTAL
REFURBISHMENT*

A short distance from main Folkestone
shopping area. Own entrance. EPC: F.
Council Tax: A.



Lot 44

5-6 Dane Hill Row, Margate, Kent,
CT9 1QW

Guide: £3,000 - Plus + FEES**

FREEHOLD SITE WITH POTENTIAL

A parcel of land, used as a car park,
which may offer future potential,
subject to all necessary consents being
obtainable.





Lot 45

4, 5, 6 Penryn Street & 1 Station Hill, Redruth, Cornwall, TR15 2SP

Guide: £75,000 – Plus+ FEES**

*FREEHOLD MIXED
COMMERCIAL/RESIDENTIAL INVESTMENT
PLUS LAND WITH LAPSED PLANNING*

Two ground floor commercial units, maisonette and parcel of land adjoining with lapsed planning. EPCs: G & TBC. Council Tax: B.



Lot 46

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

Guide: £50,000 – Plus+ FEES**

ONE-BEDROOM FLAT CLOSE TO TOWN CENTRE

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



Lot 47

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

Guide: £500 – Plus+ FEES**

FREEHOLD LAND

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



Lot 48

161 Woodmill Lane, Southampton, SO18 2PG

Guide: £290,000 – £310,000+ FEES**

FORMER FUNERAL DIRECTORS WITH FLAT ABOVE AND LAND TO THE REAR

In addition to the main building there are garages to the rear offering potential for development, subject to all necessary consents being obtainable. EPCs: C & D (90). Council Tax: B.

Lot 49

The Lodge, Higher Grants, Exebridge,
Dulverton, Somerset, TA22 9BE

Guide: £100,000 – £110,000* + FEES

*THREE-BEDROOM SEMI-DETACHED
HOUSE SITUATED WITHIN HIGHER GRANTS
FARM*

To be offered subject to the existing
tenancy, at a current rental of £600 per
calendar month (£7,200 per annum).

EPC: E. Council Tax: B.



Lot 50

Meadow Cottage, The Street, Preston,
Canterbury, Kent, CT3 1EB

Guide: £1,500,000 – £1,600,000* + FEES

*ALMOST 4.5 ACRES WITH PLANNING FOR
SIXTEEN DWELLINGS SUBJECT TO S106
BEING COMPLETED*

Essentially level site with existing
cottage on site. EPC: E. Council Tax: F.



Lot 51

Unit 10A, Aspen House, Vantage Park,
Washingley Road, Huntingdon,
Cambridgeshire, PE29 6SR

Guide: £150,000 – Plus* + FEES

*LEASEHOLD COMMERCIAL BUILDING WITH
FOUR OFFICE SUITES*

This vacant commercial building offers
four office suites, including separate
cloakroom/W.C. facilities. EPC: C (61).



Lot 52

Croftside, Fore Street, St. Cleer, Liskeard,
Cornwall, PL14 5DA

Guide: £225,000 – Plus* + FEES

FOUR-BEDROOM HOUSE

A detached property in the village of St
Cleer, close to Liskeard. Garage, parking
and garden. EPC: E. Council Tax: B.





Lot 53

Land Adjacent Hollytree House,
Cuckfield Road, Burgess Hill, West
Sussex, RH15 8RE

Guide: £480,000 - £500,000* + FEES

*BUILDING PLOT WITH PLANNING FOR FOUR
DWELLINGS*

Plot of land just on the outskirts of
Burgess Hill with Planning Permission to
build four semi-detached houses.



Lot 54

12 St. Faiths Street and 11A & 11B Station
Road, Maidstone, Kent, ME14 1LL

Guide: £150,000 - Plus* + FEES

*COMMERCIAL INVESTMENT WITH
GROUND RENT INCOME*

Located in the heart of Maidstone town
centre, arranged as a commercial unit
(let) and two self-contained flats each
sold on long lease. EPC: B (47).



Lot 55

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 56

Land Fronting 203 Exwick Road, Exeter,
Devon, EX4 2AU

Guide: £50,000 - Plus* + FEES

LAND WITH PLANNING

Freehold land with Planning Permission
for a detached three-storey dwelling in
a popular Exeter location.



Lot 57

120-122 Queens Road, Hastings, East Sussex, TN34 1RP

Guide: £130,000 – £140,000* + FEES

COMMERCIAL UNIT WITH LONG LEASE

Prominently positioned unit situated in Hastings town centre on Queens Road and close to Priory Meadow Shopping Centre. EPC: C (54).



Lot 58

Flat 3, Madison House, 252 Albert Road, Plymouth, Devon, PL2 1AW

Guide: £70,000 – Plus* + FEES

TWO-BEDROOM SECOND FLOOR FLAT FOR IMPROVEMENT

The flat would benefit from some improvement and there is a private parking space and garage. Located in the city of Plymouth. EPC: B. Council Tax: A.



Lot 59

Land on the North Side Higher Grange Cottage, Summer Lane, Pelynt, Looe, Cornwall, PL13 2LP

Guide: £45,000 – Plus* + FEES

LAND WITH PLANNING

Village location with Planning Permission for a detached home with associated outside space and off-road parking.



Lot 60

Land North East of Horebeach Lane, Marle Green, Heathfield, East Sussex, TN21 9HP

Guide: £125,000 – £135,000* + FEES

TIN BARN WITH POND SET IN APPROXIMATELY ONE ACRE

With stationary caravan and a pond. The site offers a variety of potential uses, subject to all necessary consents being obtainable. Electricity connected.





Lot 61

Landfall, Brixham Road, Paignton, Devon, TQ4 7BQ

Guide: £235,000 - Plus + FEES**

DETACHED BUNGALOW FOR IMPROVEMENT AND REPAIR

A spacious five-bedroom detached chalet bungalow in need of improvement and repair. EPC: G. Council Tax: D.



Lot 62

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

Guide: £190,000 - £200,000* + 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 63

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 (80).



Lot 64

139 Cowick Street, Exeter, Devon, EX4 1HS

Guide: £550,000 - Plus + FEES**

FREEHOLD INVESTMENT COMPRISING FIVE FLATS

Currently let at £45,180 per annum. Ready-made investment in established Exeter location. EPCs: C & D. Council Tax: A.

Lot 65

Land South West Of Ferrybridge House,
Abbey Road, Dover, Kent, CT17 0LQ

Guide: £200,000 - Plus* + FEES

*LAND WITH PLANNING FOR TWO
DETACHED FOUR-BEDROOM HOUSES*

Land with Planning Permission for a pair
of detached four-bedroom houses on
the outskirts of Dover.



Lot 66

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

Guide: £80,000 - Plus* + FEES

*FREEHOLD THREE STOREY TOWN CENTRE
BUILDING WITH POTENTIAL*

Offers scope and potential, subject to
consents. Some in the row have been
converted to provide a residential flat
on the upper floors and commercial
space on the ground floor. EPC: D (88).



Lot 67

Barn Whites Cottages, Feniton, Honiton,
Devon, EX14 3DB

Guide: £65,000 - Plus* + FEES

*BARN WITH PLANNING PERMISSION FOR
CONVERSION AND EXTENSION INTO
SINGLE DWELLING*

Located on the outskirts of a popular
village, in a stunning rural location with
panoramic views. Approximate site
measurements 0.08 hectares (0.21
acres).



Lot 68

Shangri-La, Lowfield Heath Road,
Charlwood, Horley, Surrey, RH6 0BT

Guide: £750,000 - £800,000* + FEES

*MIXED USE SITE WITH PLANNING
COMPRISING TEN ACRES ADJACENT
GATWICK AIRPORT*

Offering great potential for a variety of
uses, subject to all necessary consents
being obtainable. EPC: G. Council Tax: G.





Lot 69

1 & 3 Mays Road, Ramsgate, Kent,
CT11 0AD

Guide: £350,000 – Plus* + FEES

*ATTRACTIVE PAIR OF SEMI-DETACHED
HOUSES*

An attractive pair of residential properties in the centre of Ramsgate to be offered as one investment. EPCs: D & TBC. Council Tax: B



Lot 70

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

Guide: £325,000 – £335,000* + FEES

MIXED USE INVESTMENT IN TOWN CENTRE

Fully let freehold retail unit with self-contained upper parts. EPCs: B (41) Total Floor Area 58 sq.m. and residential D. Council Tax: D.



Lot 71

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 72

C J Dance & Fitness, Pencester Gardens,
Dover, Kent, CT16 1NS

Guide: £125,000 – Plus* + FEES

*FORMER DANCE STUDIO AND TWO-
BEDROOM FLAT*

Adjacent Pencester Gardens, skate park and Stembrook car park. Vandalised and now in need of total refurbishment. EPC: D (84). Total floor area 415 sq.m.

Lot 73

Flat 6, Bay Court, Wheelers Bay Road,
Ventnor, Isle Of Wight, PO38 1HU

Guide: £150,000 - Plus* + FEES

*TWO-BEDROOM FLAT WITH GARAGE,
BALCONY AND SPLENDID SEA VIEW*

With sea views from the balcony the property is considered ideal for owner occupation or use as a weekend retreat or holiday home. EPC: E. Council Tax: C.



Lot 74

44-46 East Street & 1 & 2 Gilbert Court,
Sittingbourne, Kent, ME10 4RT

Guide: £750,000 - Plus* + FEES

*MIXED USE INVESTMENT IN TOWN CENTRE
- FIVE FLATS AND COMMERCIAL UNIT*

Mixed use property arranged as five, self-contained flats and a commercial unit. EPCs: C, D & TBC. Council Tax: A & B.



Lot 75

19 Acres Road, Bournemouth, BH11 8ST

Guide: £185,000 - £195,000* + 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 76

29 Fore Street, Cullompton, Devon,
EX15 1JS

Guide: £150,000 - Plus* + FEES

*MIXED USE FREEHOLD PROPERTY WITH
POTENTIAL*

Town centre property with commercial accommodation, upper floor maisonette, rear workshop, parking and enclosed separate garden. EPCs: D (88). Total Floor Area 67 sq.m. & E. Council Tax: B.





Lot 77

29 Church Street, Burham, Rochester,
Kent, ME1 3SB

Guide: £250,000 – Plus* + FEES

*FREEHOLD DETACHED CHAPEL WITH
POTENTIAL*

Located in a predominantly residential area in the village of Burham. The property offers potential, subject to all necessary consents being obtainable.



Lot 78

83 South Street, Eastbourne, East
Sussex, BN21 4LR

Guide: £500,000 – £525,000* + FEES

*FREEHOLD MIXED USE INVESTMENT IN
TOWN CENTRE*

Arranged over five floors as a ground floor retail, plus four self-contained flats occupying the remainder. Fully let and producing £56,400 per annum. EPCs: C, D and E. Council Tax: A and B.



Lot 79

110 Upper Luton Road, Chatham, Kent,
ME5 7BQ

Guide: £175,000 – Plus* + FEES

*DETACHED BUNGALOW FOR
IMPROVEMENT*

Two-bedroom detached bungalow with double glazed windows and a gas heating system via radiators. EPC: TBC. Council Tax: D.



Lot 80

Sportsmans Inn, Exeter Road, Ivybridge,
Devon, PL21 0BQ

Guide: £275,000 – Plus* + FEES

*SUBSTANTIAL FOURTEEN-BEDROOM
HOTEL AND INN CLOSE TO DARTMOOR
NATIONAL PARK*

A substantial two storey property situated just on the edge of Ivybridge. EPC: C (54). Council Tax: A.

Lot 81

18 The Strand, Ryde, Isle Of Wight,
PO33 1JE

Guide: £395,000 - Plus* + FEES

*FREEHOLD SEAFRONT FIVE STOREY HOME
WITH PARKING AND BEAUTIFUL BEACH
AND SEA VIEWS*

A rare opportunity to acquire a complete freehold building overlooking The Esplanade and Solent and offering huge scope and potential. EPC: TBC. Council Tax: E.



Lot 82

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

Guide: £580,000 - Plus* + FEES

*FREEHOLD CAR SALES SITE, SHOWROOM &
WORKSHOP WITH REDEVELOPMENT
POTENTIAL.*

Substantial building in prime location on western side of Dover. Potential for conversion, re-development or combination, subject to all consents. EPC: E (III).



Lot 83

1 Grants Cottages, Higher Grants,
Exebridge, Dulverton, Somerset,
TA22 9BE

Guide: £110,000 - £115,000* + FEES

RESIDENTIAL INVESTMENT

Three-bedroom semi-detached cottage forming part of the Higher Grants Farm courtyard. Let on an Assured Shorthold Tenancy at £7,800 per annum. EPC: F. Council Tax: C.



Lot 84

Brambles, Lower Road, Minster on Sea,
Sheerness, Kent, ME12 3ST

Guide: £275,000 - £300,000* + FEES

*BUNGALOW ON LARGE PLOT WITH STABLE
AND Paddock OFFERING POTENTIAL*

Detached property for refurbishment, occupying a large plot which may offer re-development potential, subject to all necessary consents being obtainable. EPC: F. Council Tax: A.





Lot 85

Flat 33, Chy Kensa, Jubilee Drive, Redruth, Cornwall, TR15 1DY

Guide: £65,000 - PLUS* + FEES

MODERN TWO-BEDROOM SECOND FLOOR APARTMENT WITH PARKING

Situated on the outskirts of Redruth's town centre. The property has modern appliances, double glazing and a Juliet-style balcony. EPC: C. Council Tax: A.



Lot 86

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

Guide: £170,000 - £190,000* + FEES

END-TERRACE COTTAGE FOR IMPROVEMENT

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



Lot 87

Flat 6, Stevanne Court, 26 Lessness Park, Belvedere, Kent, DA17 5BG

Guide: £110,000 - plus* + FEES

VACANT TWO-BEDROOM GROUND FLOOR FLAT IN CONVENIENT RESIDENTIAL LOCATION

Popular residential location close to Belvedere station and amenities. Ideal for investment, improvement or owner occupation. EPC: D. Council Tax: C.



Lot 88

18 Leeson Road, Ventnor, Isle Of Wight, PO38 1PX

Guide: £80,000 - Plus* + FEES

TWO-BEDROOM COTTAGE FOR IMPROVEMENT

Requiring upgrading and refurbishment. Ideal for use as a holiday cottage or owner occupation, once completed. EPC: TBC. Council Tax: D.

Lot 89

52 Meadfoot Lane, Torquay, Devon,
TQ1 2BP

Guide: £100,000 - Plus* + FEES

*RESIDENTIAL INVESTMENT COMPRISING
THREE-BEDROOM MAISONETTE AND
GARDEN FLAT FOR IMPROVEMENT AND
REPAIR*

Close to Torquay harbourside.

Combined current rent of £19,740 per
annum. EPC's: C. Council Tax: B & A.



Lot 90

113 Suttons Avenue, Hornchurch, Essex,
RM12 4LZ

Guide: £390,000 - Plus* + FEES

*SEMI-DETACHED HOUSE FOR
IMPROVEMENT*

Requires general improvement but has
replacement double-glazed windows,
heating system via radiators, off-road
parking and rear garden. EPC: E. Council
Tax: D.



crowstone
ESTATES



Lot 91

25 Nancherrow, St. Just, Penzance,
Cornwall, TR19 7PW

Guide: £80,000 - Plus* + FEES

*FIRST FLOOR ONE-BEDROOM FLAT WITH
GARDEN AND PARKING*

A first floor spacious flat with garden
and parking in popular residential
location EPC: D. Council Tax: A.



Lot 92

Flat 4, 2-4 Glenville Road, Walkford,
Christchurch, Dorset, BH23 5PY

Guide: £80,000 - £85,000* + FEES

FLAT FOR INVESTMENT

Well-maintained flat for investment,
located in an attractive village on the
New Forest border. EPC: C.
Council Tax: A.





Lot 93

58 Ellacombe Church Road, Torquay,
Devon, TQ1 1LL

Guide: £47,500 - Plus* + FEES

GROUND FLOOR FLAT FOR IMPROVEMENT

A freehold building arranged as two flats. The first floor flat has been sold on a long lease and the vacant ground floor flat would benefit from improvement. EPC: D. Council Tax: A.



Lot 94

Byre House, Higher Grants, Exebridge,
Dulverton, Somerset, TA22 9BE

Guide: £150,000 - £160,000* + FEES

*FOUR-BEDROOM TERRACE HOUSE
SITUATED WITHIN THE HIGHER GRANTS
FARM ESTATE*

Attractive house with parking and rear garden. Currently let at £10,800 per annum. EPC: E. Council Tax: D.



Lot 95

Ground Rents, Luna St. James, 12 St.
James Road, Brentwood, Essex,
CM14 4JW

Guide: £130,000 - £135,000* + FEES

SUBSTANTIAL BLOCK OF GROUND RENTS

45 flats, each sold on a 150-year ground lease at a ground rental of £250 per annum. Additional store room on the lower ground floor let at £200 per annum.



Lot 96

46 College Road, Maidstone, Kent,
ME15 6YF

Guide: £470,000 - £480,000* + FEES

*FREEHOLD INVESTMENT COMPRISING FIVE
FLATS*

Substantial detached building a short distance from the town centre, supermarkets, schools, Maidstone West and Maidstone East railway stations. EPCs: C & D and TBC. Council Tax: A & B.

Lot 97

The Granary, Higher Grants, Exebridge,
Dulverton, Somerset, TA22 9BE

Guide: £135,000 – £145,000* + FEES

*THREE-BEDROOM SEMI-DETACHED
HOUSE SITUATED WITHIN HIGHER GRANTS
FARM*

Producing a current rental income of
£9,000 per annum. EPC: G. Council Tax:
D.



Lot 98

15 Primrose Road, Dover, Kent, CT17 0JA

Guide: £125,000 – £130,000* + FEES

*MODERN FREEHOLD TWO-BEDROOM
TERRACE HOUSE FOR INVESTMENT*

The property has double glazed
windows and a gas heating system via
radiators. A short distance from local
supermarkets, with Dover town centre
beyond. EPC: C. Council Tax: B.



Lot 99

5 Beechwood Close, Wisbech,
Cambridgeshire, PE13 3PH

Guide: £110,000 – Plus* + FEES

*THREE-BEDROOM END-TERRACE HOUSE
IN NEED OF MODERNISATION*

Located in a cul-de-sac, approximately
one mile from Horsefair Shopping
Centre. Offered with vacant possession.
EPC: TBC. Council Tax: A.



Lot 100

Bobbing Court Bungalow, Sheppey Way,
Bobbing, Sittingbourne, Kent, ME9 8PG

Guide: £260,000 – £280,000* + FEES

*DETACHED THREE-BEDROOM BUNGALOW
– RESIDENTIAL INVESTMENT*

Detached bungalow, offered subject to
the existing tenancy. EPC: C. Council
Tax: D.





Lot 101

173 Upper Grosvenor Road, Tunbridge Wells, Kent, TN1 2EF

Guide: £400,000 - Plus* + FEES

DETACHED FOUR-BEDROOM HOUSE FOR IMPROVEMENT

Perhaps suitable as a House of Multiple Occupation, subject to all necessary consents being obtainable. EPC: E. Council Tax: F.



Lot 102

Shorelands, Lower Broad Lane, Illogan, Redruth, Cornwall, TR15 3HJ

Guide: £160,000 - Plus* + FEES

LINK-DETACHED TWO-BEDROOM BUNGALOW FOR UPDATING

Situated in a popular residential location, a short distance to the village of Illogan. EPC: TBC. Council Tax: B.



Lot 103

Parlour Cottage, Higher Grants, Exebridge, Dulverton, Somerset, TA22 9BE

Guide: £135,000 - £145,000* + FEES

THREE-BEDROOM SINGLE-STOREY DWELLING SITUATED WITHIN HIGHER GRANTS FARM

Currently let at £9,000 per annum. EPC: E. Council Tax: B.



Lot 104

Fairview Flat, Heath Road, Linton, Maidstone, Kent, ME17 4NU

Guide: £140,000 - £145,000* + FEES

FIRST FLOOR TWO-BEDROOM MAISONETTE WITH BALCONY GARDEN AND PARKING

Situated in the village of Linton. The flat enjoys views across open countryside from the front elevation. EPC: TBC. Council Tax Band: B.

Lot 105

11 Walden Close, Belvedere, Kent,
DA17 5HD

Guide: £130,000 – Plus* + FEES

*A VACANT FIRST FLOOR MAISONETTE
REQUIRING IMPROVEMENT*

Two-bedroom maisonette in Upper
Belvedere, suitable for buyers seeking a
refurbishment project. EPC: TBC. Council
Tax: C.



Lot 106

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

Guide: £195,000 – Plus* + FEES

*GROUND FLOOR FLAT SITUATED ON HIGH
STREET*

Private entrance, large cellar, modern
interior and a share of the freehold. EPC:
Total Floor Area 85 sq.m. (915 sq.ft.).
Council Tax: B.



Lot 107

38 Ocean View Road, Ventnor, Isle Of
Wight, PO38 1AB

Guide: £80,000 – Plus* + FEES

*SEMI-DETACHED HOUSE FOR
IMPROVEMENT WITH STUNNING SEA
VIEWS*

Great location for weekend retreat,
holiday home or owner occupation.
Considered worthy of the
improvements required to upgrade the
accommodation. EPC: D. Council Tax: A.



Lot 108

1 Church Farm Cottages, Church Lane,
Stockbury, Sittingbourne, Kent, ME9 7RD

Guide: £165,000 – £175,000* + FEES

*SEMI-DETACHED COTTAGE – RESIDENTIAL
INVESTMENT*

Located within the Church Farm
Building Complex and offered subject
to the existing tenancy. EPC: C. Council
Tax: C.





Lot 109

Flat 1, 42 George Street, Ryde, Isle Of Wight, PO33 2EN

Guide: £40,000 - Plus* + FEES

GROUND-FLOOR FLAT FOR INVESTMENT

One-bedroom flat close to the centre of Ryde, The Esplanade and mainland ferry connections. Ideal for addition to an investment portfolio. EPC: C. Council Tax: A.



Lot 110

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

Guide: £130,000 - Plus* + FEES

WELL PRESENTED TWO-BEDROOM FLAT WITH GARDEN AND PARKING

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



Lot 111

94 Pelham Road, Cowes, Isle Of Wight, PO31 7DN

Guide: £110,000 - Plus* + FEES

FREEHOLD HOUSE FOR INVESTMENT

This two-bedroom terraced house is let and considered ideal for addition to an income-producing portfolio. EPC: D. Council Tax: B.



Lot 112

3 Cherry Cottages, Sheppey Way, Bobbing, Sittingbourne, Kent, ME9 8PE

Guide: £140,000 - £145,000* + FEES

FREEHOLD STATUTORY RESIDENTIAL INVESTMENT

Semi-detached three-bedroom house occupying a plot of approximately 0.04 hectares (0.1 acres) and offered subject to a Statutory Tenant. EPC: C. Council Tax: D.

Lot 113

Flats 1 to 4 James House and 1 & 2 Elizabeth House, Park Avenue, Dover, Kent, CT16 1HR

Guide: £650,000 - Plus* + FEES

SIX FLATS FOR INVESTMENT

Mix of two and three-bedroom flats with parking. Currently let at £55,740 per annum. EPCs: D & E. Council Tax: B.



Lot 114

Flat 4, 40 St. Peters Road, Margate, Kent, CT9 1TJ

Guide: £80,000 - £90,000* + FEES

WELL-PRESENTED FLAT

One-bedroom flat on the top floor of a semi-detached building. The property is well located for the hospital and town centre. EPC: E. Council Tax: A.



Lot 115

Barnend, Higher Grants, Exebridge, Dulverton, Somerset, TA22 9BE

Guide: £130,000 - £140,000* + FEES

THREE-BEDROOM SEMI-DETACHED COTTAGE SITUATED WITHIN THE HIGHER GRANTS FARM ESTATE

An attractive cottage with parking producing a current rental income of £9,000 per annum. EPC: F. Council Tax: C.



Lot 116

47 Canute Gardens, Rotherithe, London, SE16 2PN

Guide: £160,000 - Plus* + FEES

VACANT ONE-BEDROOM TOP FLOOR FLAT REQUIRING IMPROVEMENT

Well located for Surrey Quays and Canada Water, with a long lease and potential for owner occupation or investment. EPC: E. Council Tax: A.





Lot 117

16 Lennox Road, Worthing, West Sussex, BN11 1DA

Guide: £240,000 – £250,000* + FEES

*FREEHOLD PART-POSSESSION PROPERTY
CLOSE TO TOWN CENTRE*

This property is split into two one-bedroom flats close to the centre of Worthing. The ground floor flat is let at £7,140 per annum. EPCs: E & D. Council Tax: A.



Lot 118

Bobbing Kennels Bungalow, Off Quinton Road, Bobbing, Sittingbourne, Kent, ME9 8PH

Guide: £220,000 – £230,000* + FEES

*DETACHED BUNGALOW – RESIDENTIAL
INVESTMENT*

Two-bedroom bungalow currently let at £7,200 per annum. Occupying a plot of approximately 0.15 hectares (0.37 acres). EPC: TBC. Council Tax: C.



Lot 119

New Lydcott Farm, Widegates, Looe, Cornwall, PL13 1QJ

Guide: £100,000 – Plus* + FEES

DETACHED HOUSE FOR IMPROVEMENT

Detached farmhouse on good size plot, located in a rural setting on the edge of the village of Widegates, four miles north of Looe. EPC: C. Council Tax: B.



Lot 120

The Byes Toll House, Salcombe Road, Sidmouth, Devon, EX10 8PR

Guide: £95,000 – Plus* + FEES

FORMER TOLL HOUSE WITH GARDEN

This unique single storey property, for updating, is situated in the seaside town of Sidmouth and sits at the gateway to the famous Byes. EPC: D. Council Tax: A.

Lot 121

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

Guide: £225,000 - 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 122

The Farm House, Higher Grants,
Exebridge, Dulverton, Somerset,
TA22 9BE

Guide: £180,000 - £200,000* + FEES

*SUBSTANTIAL THREE-BEDROOM
FARMHOUSE SITUATED WITHIN HIGHER
GRANTS FARM*

Generous accommodation and garden.
Producing a rental income of £12,000
per annum. EPC: E. Council Tax: E.



Lot 123

1 Furnace Cottages, Furnace Lane,
Broad Oak, Rye, East Sussex, TN31 6ET

Guide: £290,000 - £300,000* + FEES

*SEMI-DETACHED COTTAGE FOR
REFURBISHMENT WITH FAR REACHING
VIEWS*

Situated in a rural location the cottage
has three bedrooms and is a short
distance from the Cinque Ports town of
Rye. EPC: F. Council Tax: E.



RUSH
WITT &
WILSON



Lot 124

29 Lime Close, Godinton, Ashford, Kent,
TN23 3DX

Guide: £170,000 - £180,000* + FEES

*TWO-BEDROOM TERRACE HOUSE IN
POPULAR LOCATION*

Close to local shops, town centre and
international/mainline railway stations.
Front and rear gardens. For owner
occupation (first time buyer), or
investment. EPC: C. Council Tax: B.





Lot 125

The Stables, Higher Grants, Exebridge, Dulverton, Somerset, TA22 9BE

Guide: £95,000 – £100,000* + FEES

THREE-BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN HIGHER GRANTS FARM

A freehold dwelling with garden and parking, currently let at £525 per calendar month (£6,300 per annum). EPC: B. Council Tax: B.



Lot 126

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 127

11 Mansfield Walk, Maidstone, Kent, ME16 8EB

Guide: £200,000 – Plus* + FEES

THREE-BEDROOM HOUSE FOR IMPROVEMENT

A three-bedroom mid-terrace house in need of improvement. EPC: C. Council Tax: C.



Lot 128

Old Cider House, Higher Grants, Exebridge, Dulverton, Somerset, TA22 9BE

Guide: £90,000 – £100,000* + FEES

TWO-BEDROOM SEMI-DETACHED COTTAGE SITUATED WITHIN HIGHER GRANTS FARM

Producing a current rental income of £5,400 per annum. EPC: F. Council Tax: B.

Lot 129

Flat 49, Highview Court, 46 Wortley Road, Highcliffe, Christchurch, Dorset, BH23 5GJ

Guide: £35,000 - £45,000* + FEES

RETIREMENT FLAT IN POPULAR SEASIDE LOCATION

Situated in the highly sought after village of Highcliffe. Second floor apartment for over 65s. The beach is a short distance away. EPC: C. Council Tax: C.



Lot 130

The Black Barn, Smockham Farm, Reynolds Lane, Tunbridge Wells, Kent, TN4 9XL

Guide: £200,000 - Plus* + FEES

BARN WITH PLANNING FOR RESIDENTIAL CONVERSION

A detached barn, with Planning, located on approximately 0.36 acres situated in a secluded rural position a short distance from Tunbridge Wells town centre.



Lot 131

32 Wella House, Wella Road, Basingstoke, Hampshire, RG22 4FQ

Guide: £75,000 - £85,000* + FEES

FLAT FOR INVESTMENT OR OCCUPATION

This first floor flat is in good condition and is ideal for investment. EPC: TBC. Council Tax: B.



Lot 132

4 Mattison Place, Wormshill, Sittingbourne, Kent, ME9 0TX

Guide: £200,000 - £210,000* + FEES

RURAL SEMI-DETACHED HOUSE IN NEED OF COMPLETE REFURBISHMENT

Attractive house with tile hung upper elevations, in a small cul-de-sac location, with views across open farmland from the rear bedroom windows. EPC: E. Council Tax: C.





Lot 133

3 Pendarves Road, Camborne, Cornwall, TR14 7QB

Guide: £250,000 – Plus* + FEES

SEMI-DETACHED HOUSE IN NEED OF RENOVATION WITH PLANNING FOR DETACHED ANNEXE

A substantial semi-detached house requiring refurbishment, with gardens and parking. Planning Permission for detached annexe for family use. EPC: E. Council Tax: D.



Lot 134

3 Portland Place, North Waltham, Basingstoke, Hampshire, RG25 2BD

Guide: £230,000 – £250,000* + FEES

HOUSE FOR IMPROVEMENT WITH EXTENSIVE GARDEN

Located in the picturesque village of North Waltham. Partially renovated and, post-works, considered ideal for resale. EPC: E. Council Tax: C.



Lot 135

Mill House, Higher Grants, Exebridge, Dulverton, Somerset, TA22 9BE

Guide: £130,000 – £140,000* + FEES

THREE-BEDROOM TERRACED COTTAGE SITUATED WITHIN THE HIGHER GRANTS FARM ESTATE

An attractive cottage with rear garden and parking. Producing a current rental income of £8,400 per annum. EPC: F. Council Tax: C.



Lot 136

The Shires, Mucking Hall Road, Barling Magna, Southend-on-Sea, SS3 0NH

Guide: £325,000 – £350,000* + FEES

FOUR-BEDROOM DETACHED HOUSE FOR REPAIR AND MODERNISATION

Located in the sought after village of Barling Magna. EPC: D. Council Tax: F.

Lot 137

2 Cherry Cottages, Sheppey Way,
Bobbing, Sittingbourne, Kent, ME9 8PE

Guide: £180,000 – £200,000* + FEES

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

Semi-detached house with double
glazed windows and a gas heating
system via radiators. EPC: C. Council
Tax: D.



Lot 138

51 Trafalgar Street, Gillingham, Kent,
ME7 4RW

Guide: £170,000 – Plus* + FEES

REFURBISHED TWO-BEDROOM HOUSE

A recently improved house close to the
town centre, mainline railway station
and hospital. EPC: C. Council Tax: B.



Lot 139

55 Queensgate Centre, Orsett Road,
Grays, Essex, RM17 5DF

Guide: £90,000 – £95,000* + FEES

FLAT FOR IMPROVEMENT

Third floor one-bedroom flat in town
centre location. EPC: TBC. Council Tax: B.



Lot 140

4 Cherry Cottages, Sheppey Way,
Bobbing, Sittingbourne, Kent, ME9 8PE

Guide: £170,000 – £190,000* + FEES

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

The property has double glazed
windows and a gas heating system via
radiators and is offered subject to the
existing tenancy. EPC: C. Council Tax: D.





Lot 141

21 Victoria Crescent, Ryde, Isle Of Wight,
PO33 1DQ

Guide: £125,000 - Plus* + FEES

*SEMI-DETACHED HOUSE FOR
IMPROVEMENT*

Worthwhile improvement project in
popular residential area. EPC: E. Council
Tax: B.



Lot 142

38 Tennyson Road, Cowes, Isle Of Wight,
PO31 7QA

Guide: £80,000 - Plus* + FEES

*FREEHOLD TWO-BEDROOM HOUSE IN
NEED OF IMPROVEMENT*

Situated close to the centre of Cowes
and the marina. EPC: F. Council Tax: B.



Lot 143

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

Guide: £65,000 - £70,000* + 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 144

Bobbing Court Farmhouse & Studio Flat,
Sheppey Way, Bobbing, Sittingbourne,
Kent, ME9 8PG

Guide: £500,000 - £550,000* + FEES

*FREEHOLD DETACHED PERIOD
FARMHOUSE, STUDIO APARTMENT OVER
QUADRUPLE GARAGE - RESIDENTIAL
INVESTMENT*

Set in grounds of approx. two acres,
including studio flat. EPCs: TBC and C.
Council Tax: G and TBC.

Lot 145

Old Salehurst School, Northbridge Street, Robertsbridge, East Sussex, TN32 5PG

Guide: £325,000 - Plus + FEES**

THREE-BEDROOM OLD SCHOOL UNIT WITH POTENTIAL

Requiring refurbishment throughout, and offering potential for a variety of future uses, subject to all necessary consents being obtainable. EPC: TBC. Council Tax: E.



Peter Buswell
Independent Family Estate Agents



Lot 146

9 Maple Avenue, Gillingham, Kent, ME7 2NT

Guide: £220,000 - Plus + FEES**

FREEHOLD PROPERTY ARRANGED AS TWO FLATS

Pair of one-bedroom flats offered with vacant possession in town centre location. Close to mainline railway station. EPCs: C & D. Council Tax: A.



Perry & Partners



Lot 147

2 Grants Cottages, Higher Grants, Exebridge, Dulverton, Somerset, TA22 9BE

Guide: £110,000 - £115,000 + FEES**

THREE-BEDROOM COTTAGE SITUATED WITHIN HIGHER GRANTS FARM

Well-appointed semi-detached cottage with parking and garden, situated within Higher Grants Farm and producing a current rental income of £7,800 per annum. EPC: E. Council Tax: C.



Lot 148

1 George Stone House, Tram Road, Folkestone, Kent, CT20 1QR

Guide: £75,000 - Plus + FEES**

WELL PRESENTED GROUND FLOOR FLAT

Recently refurbished one-bedroom self-contained flat, ideal for occupation or investment. EPC: D. Council Tax: A.



BURNAP ABEL





Lot 149

Sunny Dale, Apse Manor Road, Shanklin,
Isle Of Wight, PO37 7PW

Guide: £150,000 - Plus* + FEES

COTTAGE FOR IMPROVEMENT

Detached dwelling occupying an elevated position within a plot largely surrounded by woodland. EPC: F. Council Tax: B.



Lot 150

73 Gordon Road, Gillingham, Kent,
ME7 2NF

Guide: £170,000 - £180,000* + FEES

THREE-BEDROOM HOUSE FOR IMPROVEMENT

A vacant spacious house in need of refurbishment, located in Gillingham town centre. EPC: G. Council Tax: C.



Lot 151

1 Cherry Cottages, Sheppey Way,
Bobbing, Sittingbourne, Kent, ME9 8PE

Guide: £170,000 - £190,000* + FEES

THREE-BEDROOM SEMI-DETACHED HOUSE - RESIDENTIAL INVESTMENT

Semi-detached house with a gas heating system via radiators and offered subject to the existing Tenancy Arrangement. EPC: C. Council Tax: D.



Lot 152

2 Cowstead Cottages, Queenborough
Road, Minster on Sea, Sheerness, Kent,
ME12 3RL

Guide: £165,000 - £175,000* + FEES

THREE-BEDROOM SEMI-DETACHED HOUSE FOR IMPROVEMENT AND REFURBISHMENT

Views over farmland to the rear. Gas heating via radiators and double glazed windows. In need of refurbishment. EPC: D. Council Tax: C.

Lot 153

Flat 1, Cameron Court, Churchill Road,
Dover, Kent, CT17 9EH

Guide: £70,000 - Plus* + FEES

*GROUND FLOOR APARTMENT IN
PURPOSE-BUILT BLOCK WITH PARKING*

The flat is in need of some general
updating. EPC: E. Council Tax: A.



Lot 154

Flat 1, 165A Elm Grove, Southsea,
Hampshire, PO5 1LU

Guide: £60,000 - £65,000* + FEES

FLAT FOR INVESTMENT

One-bedroom flat considered ideal for
continued use as an income-producing
investment. EPC: D. Council Tax: A.



Lot 155

8 Otway Street, Chatham, Kent, ME4 5PG

Guide: £150,000 - £160,000* + FEES

*MID-TERRACE HOUSE FOR
REFURBISHMENT*

Located on the outskirts on Chatham
town centre. The house requires
refurbishment. EPC: TBC. Council Tax: B.



Lot 156

99 Horsebridge Hill, Newport, Isle Of
Wight, PO30 5TL

Guide: £140,000 - £160,000* + FEES

FREEHOLD HOUSE FOR INVESTMENT

Three bedroom semi-detached house
which is currently let and considered
ideal for addition to an income-
producing portfolio. EPC: D.
Council Tax: C.





Lot 157

26 Fisher Street and 1A Thornhill Place,
Maidstone, Kent, ME14 2SU

Guide: £300,000 – £320,000* + FEES

*FREEHOLD PART VACANT RESIDENTIAL
INVESTMENT WITH POTENTIAL INCOME OF
£27,000 PER ANNUM*

Block of two self-contained flats with
four parking spaces. Producing £14,400
per annum with potential income of
£27,000. EPCs: D & E. Council Tax: B &
TBC.



Lot 158

64 Whitmore Street, Maidstone, Kent,
ME16 8JU

Guide: £180,000 – £190,000* + FEES

*MID-TERRACE HOUSE FOR
REFURBISHMENT*

A three-bedroom house for
refurbishment located in an established
residential area with easy access to the
town centre. EPC: D. Council Tax: B.



Lot 159

45 Belgrave Road, Billericay, Essex,
CM12 0TX

Guide: £130,000 – Plus* + FEES

MAISONETTE FOR IMPROVEMENT

Located in Billericay this property
presents an opportunity for
refurbishment in a well-connected and
popular setting. EPC: G. Council Tax: B.



Lot 160

284 Sturry Road, Canterbury, Kent,
CT1 1HQ

Guide: £210,000 – £220,000* + 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 161

2 Church Farm Cottages, Church Lane, Stockbury, Sittingbourne, Kent, ME9 7RD

Guide: £165,000 – £175,000* + FEES

SEMI-DETACHED COTTAGE- RESIDENTIAL INVESTMENT

Located within the Church Farm Building Complex and offered subject to the existing tenancy. EPC: C. Council Tax: C.



Lot 162

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.



RUSH
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Lot 163

Portland, Flete Road, Margate, Kent, CT9 4LL

Guide: £170,000 – £180,000* + FEES

DETACHED DWELLING WITH PERMISSION FOR RESIDENTIAL USE AND EXTENSION IN DESIRABLE LOCATION

A detached building set in a rural location which has been granted permission for residential use and extension EPC: E. Council Tax: A.



Lot 164

88 Hill Road, Folkestone, Kent, CT19 6LT

Guide: £115,000 – £125,000* + FEES

TWO-BEDROOM END-TERRACE HOUSE FOR REFURBISHMENT

Popular area in Folkestone. Front and rear gardens. Gas heating via radiators and double glazed windows. EPC: TBC. Council Tax: A.





Lot 165

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

Guide: £40,000 – Plus* + 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 166

18 Leyswood Drive, Ilford, Essex, IG2 7JE

Guide: £950,000 – Plus* + FEES

HOUSE WITH VERSATILE ACCOMMODATION

The property is set within the Newbury Park area of Ilford and enjoys access to Newbury Park Underground station, local schools and green spaces. EPC: C. Council Tax: F.



Lot 167

The Jays, Parsonage Lane, Bobbing, Sittingbourne, Kent, ME9 8PZ

Guide: £320,000 – £350,000* + FEES

DETACHED FOUR-BEDROOM HOUSE – RESIDENTIAL INVESTMENT

Aesthetically attractive detached house, to be offered subject to the existing Tenancy Agreement. Current rental income £10,800 per annum. EPC: C. Council Tax: G.



Lot 168

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

Guide: £250,000 – £270,000* + FEES

MID-TERRACE HOUSE FOR IMPROVEMENT

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

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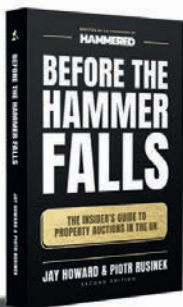
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