

Clive Emson

LAND AND PROPERTY AUCTIONEERS



AUCTION

24th September 2026

**Online Bidding Commences
22nd September 2026**



Buying or Selling?

Call our professional team for all the advice you need 0345 8500333



**Scan to start
Selling with Us**



**Scan to view our
Buying Guide**

2026 Auction Calendar

AUCTION DATE

ENTRIES CLOSE

5th November

12th October

15th December

23rd November

Welcome to our Auction Preview

Since our last auction, held on 23rd July, in which we raised almost £23 Million and over 70% success rate, we have seen a new Prime Minister take residence in No. 10 – but has anything changed? Certainly NOT in the auction world.

Auctions are often the preferred method of sale for both buyers and sellers who value certainty over convenience. Whether buying or selling, once the electronic gavel falls, the Contract is immediately exchanged at or above any reserve. No chains involved, deposit paid and completion within a specific timeframe – usually 20 business days.

The legal packs, including any Special Conditions of Sale, are available in advance of the auction, so there are no hidden surprises! Both buyers and sellers appreciate the transparency, which is, perhaps, why so many clients entrust us with their properties and land. In fact, we have a



bumper catalogue for our September sale with over 200 Lots for you to peruse and far too many stunning lots to mention only a few, so happy reading.

Don't forget all available lots can be viewed on our website cliveemson.co.uk. or scan the QR codes under each lot.

Happy hunting and bidding!

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

Kevin Gilbert
MRCIS FNAVA

JULY RESULTS

To view the July 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.



PRELIMINARY ANNOUNCEMENT

TO BE OFFERED IN OUR 5 NOVEMBER AUCTION

Bidding Commences
Tuesday, 3rd November
Ending on Thursday, 5th November

**Walnut Tree Buildings, Otterden,
Faversham, Kent, ME13 0DB**

Guide Price £550,000 Plus

**EQUESTRIAN FACILITY IN
APPROXIMATELY 4.4 ACRES WITH
INDOOR SAND SCHOOL, STABLES,
PADDOCKS AND ACCOMMODATION**



Located between the village of Lenham and Faversham, in a rural setting. The accommodation comprises four flats and the equestrian element includes barns, stables, tack room, tea room, indoor sand school (manege), horse wash area, horse walker, storage barns and fenced paddocks.

Residential EPCs: TBC. Council Tax Bands: A.

Freehold with Vacant Possession

**FOR ENQUIRIES CONTACT
JON RIMMER
01622 608400**



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





Lot 1

67 Avenue Road, Harold Wood, Romford, RM3 0SS

Guide: £230,000 – Plus* + FEES

*GROUND FLOOR TWO-BEDROOM
MAISONETTE WITH REAR GARDEN*

Within walking distance of Harold Wood railway station. EPC: D. Council Tax: C.



Lot 2

Broadview Wood and Broadstring Wood, Lodge Lane, Tunbridge Wells, Kent, TN3 9NZ

Guide: £110,000 – Plus* + FEES

OVER 13.5 ACRES OF WOODLAND

A pair of adjacent woodland totalling approximately 5.52 hectares (13.64 acres) located south-west of Royal Tunbridge Wells and north-east of the village of Groombridge.



Lot 3

Portheras Farm Buildings, Pendeen, Penzance, Cornwall, TR19 7DZ

Guide: £275,000 – Plus* + FEES

COMPLEX OF GRANITE BARNs, DUTCH BARN, CATTLE SHED FARMYARD AND LAND WITH POTENTIAL

Grantie barns, farm buildings and land in breathtaking position with potential for residential development, subject to all necessary consents being obtainable.



Lot 4

Ground Rents, 1-51 Banham Drive, Sudbury, Suffolk, CO10 2GN

Guide: £30,000 – £35,000* + FEES

*FREEHOLD GROUND RENT AND UNIT
TRANSFER INVESTMENT*

This ground rent investment comprises a complex of 51 bungalows for the over 55s. Each unit is sold on a 125-year lease from 1992. There is also a transfer fee in favour of the freeholder.

Lot 5

47 Holborough Road, Snodland, Kent,
ME6 5PA

Guide: £180,000 – £185,000* + FEES

*END-TERRACE HOUSE IN NEED OF
IMPROVEMENT*

With good size rear garden. Situated
conveniently for the town centre and
mainline railway station. EPC: D. Council
Tax: B.



Lot 6

Bell House Studio, The Windmills, St.
Marys Close, Alton, GU34 1EF

Guide: £350,000 – Plus* + FEES

*FREEHOLD TOWN CENTRE FORMER
CHAPEL ARRANGED AS DANCE STUDIO
AND EVENTS VENUE WITH A CAR PARK*

Previously used as offices and now a
dance school and studio with bar,
kitchen and own car park. EPC : C (67).
Total floor area 254 sq.m.



Lot 7

Sunnybank, Sunton, Collingbourne
Ducis, Marlborough, Wiltshire, SN8 3DZ

Guide: £200,000 – Plus* + FEES

*DETACHED BUNGALOW ON A PLOT WITH
POTENTIAL*

Detached bungalow on a generous size
plot which extends to 0.74 hectares
(0.183 acres). Requires improvement
and potential for extension, subject to
all consents being obtainable. EPC: F.
Council Tax: D.



Lot 8

The Beeches Woodland, Beechborough,
Etchinghill, Folkestone, Kent, CT18 8BP

Guide: £180,000 – £210,000* + FEES

ALMOST 28 ACRES WOODLAND

A freehold parcel of woodland,
extending to almost 28 acres situated
to the north of the A20, between
Junctions 11 and 12 of the M20.





Lot 9

Land on Redleaf Close, Tunbridge Wells, Kent, TN2 3UD

Guide: £25,000 – Plus*

LAND WITH POTENTIAL

Freehold land on the outskirts of Tunbridge Wells. Approximately 0.08 hectares (0.2 acres). Potential for alternative uses, subject to all necessary consents being obtainable.



Lot 10

Garages 1-7 Warraton Green, Warraton Green, Saltash, Cornwall, PL12 4HW

Guide: £15,000 – Plus*

BLOCK OF SEVEN FREEHOLD GARAGES AND ROADWAY

Seven lock-up garages, together with forecourt area, situated within the Cornish town of Saltash.



Lot 11

93 London Road, Bexhill-on-Sea, East Sussex, TN39 3LB

Guide: £30,000 – £40,000*

COMMERCIAL UNIT WITH FREEHOLD OF BLOCK

Vacant commercial unit on London Road, together with two residential flats held on long leases. EPC: C (62). Total floor area 28 sq.m.



Lot 12

36 Homequay House, Falkland Road, Torquay, Devon, TQ2 5LU

Guide: £25,000 – Plus*

RETIREMENT APARTMENT WITH SEA VIEWS

A third floor one-bedroom retirement apartment with sea views across Torquay harbour. Homequay House comprises 37 properties over four floors, each served by a lift. EPC: D. Council Tax: A.



Lot 13

29 Skinner Street, Gillingham, Kent,
ME7 1HD

Guide: £150,000 – £160,000* + FEES

SHOP WITH ONE-BEDROOM FLAT ABOVE

Freehold vacant mixed-use property located close to Gillingham town centre, arranged as a ground floor shop with one-bedroom flat above. EPCs: D (77) and E. Council Tax: A.



Horton
Property Solutions Ltd.



Lot 14

Garage, Rear Of 2 Testwood Road,
Southampton, SO15 8RP

Guide: £5,000 – £6,000* + FEES

GARAGE/STORE

Larger than a traditional lock-up garage and requires some upgrading and refurbishment.



Lot 15

30 Cranwell Road, Tunbridge Wells,
Kent, TN4 8PH

Guide: £149,000 – £155,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

Vacant mid-terrace property for refurbishment, in the popular village of Rusthall and conveniently located for the busy town centre in Tunbridge Wells. EPC: C. Council Tax: B.



Lot 16

First Floor, The Crown House, 2
Southampton Road, Ringwood,
Hampshire, BH24 1HY

Guide: £290,000 – £310,000* + FEES

FIRST FLOOR OFFICES FOR INVESTMENT

Eight of the 10 units are let and producing a healthy income. There is parking on site which is also let separately. EPCs: TBC.





Lot 17

Land at Buttsfield Lane, East Hoathly, Lewes, East Sussex, BN8 6EE

Guide: £50,000 – Plus* + FEES

BUILDING PLOT IN SOUGHT AFTER EAST SUSSEX VILLAGE

Rectangular shaped building plot measuring 0.42 acres. Planning for two dwellings, subject to conditions.



Lot 18

Garages, Watts Street, Chatham, Kent, ME4 6RG

Guide: £18,000 – Plus* + FEES

PAIR OF LOCK-UP GARAGES

Located close to Chatham mainline railway station on the outskirts of the town centre.



Lot 19

106 Killigrew Street, Falmouth, Cornwall, TR11 3PT

Guide: £170,000 – £190,000* + FEES

FORMER DAY CARE CENTRE WITH COURTYARD GARDEN AND PARKING OFFERING POTENTIAL

Commercial freehold property with spacious accommodation offering potential for a variety of uses, subject to all necessary consents being obtainable. EPC: D (89). Total Floor Area 148 sq.m.



Lot 20

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

Guide: £100,000 – £110,000* + FEES

THREE-BEDROOM SINGLE-STOREY DWELLING – A FREEHOLD INVESTMENT

Located on the borders of Devon and Somerset in the heart of the Exe Valley on the fringe of Exmoor National Park. Currently let at £9,000 per annum. EPC: E. Council Tax: B.

Lot 21

106 The Broadway, Herne Bay, Kent,
CT6 8EY

Guide: £250,000 – Plus* + FEES

*PLANNING FOR DETACHED HOUSE CLOSE
TO SEAFRONT*

Located 80 metres from the seafront and previously occupied by a bungalow. Planning granted for development with a three-storey four-bedroom dwelling, subject to conditions.



Lot 22

Garages, Rear 78 Shorncliffe Road,
Folkestone, Kent, CT20 2PF

Guide: £15,000 – £18,000* + FEES

THREE GARAGES

Three garages located in 'west end' of Folkestone. One let at £40 per calendar month, equivalent £480 per annum. The other 2 will be offered with vacant possession on completion. Leasehold – Remainder of 99 years from 1994.



Lot 23

59–67 High Street & 1–5 Stephen Close,
Broadstairs, Kent, CT10 1JL

Guide: £550,000 – £575,000* + FEES

*FREEHOLD MIXED USE INVESTMENT IN
TOWN CENTRE*

This mixed-use investment includes four shops which are currently let and five maisonettes which have been sold on a long lease. EPCs B (40), C (52) & C (55).



Lot 24

Flat 3, 104 Seaside Road, Eastbourne,
East Sussex, BN21 3PF

Guide: £95,000 – £105,000* + FEES

*TWO-BEDROOM FIRST FLOOR FLAT IN
HIGH STREET LOCATION*

Located in the heart of Eastbourne town centre, close to the railway station, seafront, shops and restaurants. EPC: C. Council Tax: A.





Lot 25

Wrotham Court, Wrotham Road,
Gravesend, Kent, DA11 0QF

Guide: £3,875,000 – £3,975,000* + FEES

*OUTSTANDING INVESTMENT –
SUBSTANTIAL FREEHOLD MODERN
PURPOSE-BUILT DEVELOPMENT OF 23
FLATS IN TWO BLOCKS*

Close to town centre and convenient
for railway station. On-site and
undercroft parking. Currently let at
£279,000 per annum, plus two vacant
flats. EPCs: C, D & TBC.



Lot 26

Garage Off Hopeville Avenue, St Peter's,
Broadstairs, Kent, CT10 2TR

Guide: £10,000 – Plus* + FEES

FREEHOLD GARAGE

End-terrace garage, off Hopeville
Avenue in St Peters, adjacent to Co-Op
store car park. Freehold with vacant
possession. What3Words location
reference is plot.remove.belt.



Lot 27

Apartment 2, Bedford House, 14 Bedford
Street, Princesshay Square, Exeter,
Devon, EX1 1LR

Guide: £110,000 – Plus* + FEES

*ONE-BEDROOM APARTMENT IN CITY
CENTRE*

One-bedroom top floor apartment with
lift access. Located in Exeter city centre.
EPC: C. Council Tax: B.



Lot 28

53 Gills Cliff Road, Ventnor, Isle Of Wight,
PO38 1AD

Guide: £85,000 – £95,000* + FEES

BUILDING PLOT WITH PLANNING

Consent granted for the construction of
a single four-bedroom detached unit,
subject to conditions. Land measures
0.07 hectares (0.17 acres), with sea
views over the English Channel.



Lot 29

10-11 Victoria Square, Truro, Cornwall,
TR1 2RU

Guide: £200,000 – Plus* + FEES

*SUBSTANTIAL CITY CENTRE FREEHOLD
COMMERCIAL BUILDING WITH INCOME
AND ASSET MANAGEMENT POTENTIAL*

Occupying a prominent position within
Victoria Square, in the heart of Truro city
centre. EPCs: C (71), B (49) and E (122).



Lot 30

34 Eastlands Road, Tunbridge Wells,
Kent, TN4 8JY

Guide: £115,000 – £120,000* + FEES

*GROUND FLOOR FLAT IN NEED OF
IMPROVEMENT*

Purpose-built ground floor flat in a
pleasant residential location, south of
the busy town centre and close to open
countryside. EPC: C. Council Tax: B.



Lot 31

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

Guide: £50,000 – Plus* + FEES

LAND WITH OUTLINE PLANNING

Approximately 0.76 acres with Outline
Planning Consent for a single
ecological self-build dwelling, subject
to conditions.



Lot 32

Commodore Cinema & Bingo Hall, 2
Star Street, Ryde, Isle Of Wight, PO33 2HX

Guide: £95,000 – Plus* + FEES

*LONG LEASEHOLD TOWN CENTRE
COMMERCIAL INVESTMENT*

Held under the terms of a long (899-
year) lease, this income-producing
investment offers an excellent
percentage yield. EPC: D (84).





Lot 33

41 Valletort Road, Plymouth, Devon,
PL1 5PH

Guide: £250,000 – Plus* + FEES

*SUBSTANTIAL PROPERTY PREVIOUSLY
ARRANGED AS TWO FLATS REQUIRING
IMPROVEMENT*

An attractive four storey semi-detached property situated within the port city of Plymouth with its range of amenities. EPCs: D & C. Council Tax: E.



Lot 34

Barn & Land, Reawla Lane, Reawla,
Hayle, Cornwall, TR27 5HQ

Guide: £15,000 – Plus* + FEES

PARCEL OF LAND WITH DERELICT BARN

Parcel of land and derelict barn with historic planning situated in pleasant hamlet location.



Lot 35

Chywoon Quarry, Longdowns, Chywoon,
St. Gluvias, Penryn, Cornwall, TR10 9AF

Guide: £50,000 – Plus* + FEES

*FORMER QUARRY WITH DILAPIDATED
BUILDINGS ON SITE*

Former quarry along with good-size field and a number of dilapidated buildings, situated in a rural location.



Lot 36

35 Capstan Place, Colchester, CO4 3GH

Guide: £100,000 – Plus* + FEES

*TWO-BEDROOM FIRST FLOOR FLAT FOR
IMPROVEMENT*

Within easy reach of Essex University, Colchester City Centre, supermarkets and railway stations. Includes an off-road allocated parking space. Vacant possession. EPC: C. Council Tax: B.

Lot 37

Land Between London Road and Grosvenor Road, East Grinstead, West Sussex, RH19 1DW

Guide: £3,500 – £3,750* + FEES

JUST UNDER FIVE ACRES OF FORMER RAILWAY LAND WITH POTENTIAL

The land extends to approximately 1.9 hectares (4.8 acres).



Lot 38

Land North East Of London Road, East Grinstead, West Sussex, RH19 2HG

Guide: £3,500 – £3,750* + FEES

1.6 ACRES OF FORMER RAILWAY LAND WITH POTENTIAL

Rectangular shaped parcel of freehold land, now overgrown and with mature trees lining its entirety.



Lot 39

9 Snelling Avenue, Northfleet, Gravesend, Kent, DA11 7EQ

Guide: £190,000 – Plus* + FEES

SEMI-DETACHED HOUSE FOR REPAIR AND REFURBISHMENT

House in need of refurbishment and repair, in popular residential area in Northfleet. EPC: E. Council Tax: C.



Lot 40

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

Guide: Nil – Reserve* + FEES

FREEHOLD LAND SURROUNDING RESIDENTIAL ESTATE

Approximately 2.34 acres (0.94 Hectares) comprising grass verges, roadways and pathways.





Lot 41

Corner Shop, Eremue Court, Bridge Road, Yarmouth, Isle Of Wight, PO41 0PH

Guide: £95,000 – Plus* + FEES

COMMERCIAL INVESTMENT WITH SHARE OF FREEHOLD

This property is in a prime location in a popular Isle of Wight village close to the Lymington/Yarmouth car ferry terminal. EPC: TBC.



Lot 42

78 Osborne Road, East Cowes, Isle Of Wight, PO32 6RZ

Guide: £100,000 – Plus* + FEES

FIRE-DAMAGED HOUSE FOR REPAIR AND IMPROVEMENT

Ideal for owner-occupation or addition to an income-producing letting portfolio, once the required upgrading and refurbishment is completed. EPC: D. Council Tax: B.



Lot 43

Land to the North Of The Old Brickworks, Plumpton Green, Lewes, East Sussex, BN7 3DF

Guide: £1,250,000 – £1,350,000* + FEES

LAND WITH PLANNING FOR OVER 50,000 SQUARE FEET OF COMMERCIAL SPACE

The site has water and electric facilities. Dual access from Station Road to provide flexible transport arrangements and is, at present, used for agricultural and grazing.



Lot 44

187 Queens Road, Hastings, East Sussex, TN34 1RG

Guide: £170,000 – £180,000* + FEES

MIXED RESIDENTIAL AND COMMERCIAL BUILDING WITH POTENTIAL

Occupying a prominent position on Queens Road, within easy reach of Hastings town centre and mainline railway station. EPCs: TBC. Council Tax: B.

Lot 45

19 Andover Close, Epsom, Surrey,
KT19 9DA

Guide: £176,000 – £180,000* + FEES

BUNGALOW FOR IMPROVEMENT

One-bedroom bungalow now requiring improvement and located in an established residential area. EPC: D. Council Tax: C.



Lot 46

Land Adj 8 Hurst Road, Kennington,
Ashford, Kent, TN24 9PS

Guide: £185,000 – Plus* + FEES

GARAGE SITE WITH PLANNING FOR THREE DWELLINGS

Freehold site occupied by two terraces of garages with Planning Permission for replacement with a terrace of three houses, subject to conditions.



Lot 47

Flats 1-8 Centre Point and Units 8-10 The Centre, High Street, Halstead, Essex,
CO9 2AJ

Guide: £900,000 – £925,000* + FEES

MIXED RESIDENTIAL AND COMMERCIAL TOWN CENTRE INVESTMENT

Freehold block comprising eight flats and commercial units, plus additional parking. Total income £97,380 per annum. Commercial EPCs: C (70), C (63). Flats EPCs: E, D and C. Council Tax: A.



Lot 48

Land on the North Side Of Runham Lane,
Harrietsham, Maidstone, Kent, ME17 1NH

Guide: £90,000 – £100,000* + FEES

JUST UNDER FIVE ACRES OF LAND INCORPORATING LAKE

Freehold parcel of land located on the corner of Sandway Road and Runham Lane.





Lot 49

Land Adjacent 28 Almsgate, Compton, Guildford, Surrey, GU3 1JG

Guide: £140,000 – £150,000* + FEES

BUILDING PLOT IN ESTABLISHED RESIDENTIAL LOCATION

Planning Permission granted for a two-bedroom chalet bungalow with garden area and parking. The site extends to 0.03 hectares (0.07 acres).



Lot 50

47 Park Street, Tunbridge Wells, Kent, TN2 4SP

Guide: £113,000 – £115,000* + FEES

FLAT IN NEED OF IMPROVEMENT

This first floor flat is situated close to the town centre. EPC: C. Council Tax: A.



Lot 51

4A Penryn Street, Redruth, Cornwall, TR15 2SP

Guide: £25,000 – PLUS* + FEES

RESIDENTIAL INVESTMENT IN CENTRAL LOCATION

Long term residential investment let at £4,500 per annum. Spacious maisonette with accommodation arranged over five floors. Convenient for the town centre. EPC: TBC. Council Tax: A.



Lot 52

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

Guide: £400,000 – Plus* + FEES

FREEHOLD SITE WITH PLANNING FOR 17 EMPLOYMENT UNITS

May also be suitable for a variety of commercial uses, subject to all necessary consents being obtainable. Maybe for a pension fund.

Lot 53

Unit 8, Stable Hobba Industrial Estate,
Stable Hobba, Newlyn, Penzance,
Cornwall, TR20 8TL

Guide: £145,000 – Plus + FEES**

VACANT LARGE INDUSTRIAL UNIT

Large unit on industrial site, recently used for food production and processing, although could easily be adapted for other types of use, subject to consents. EPC: B (36). Total floor area 220 sq.m.



Lot 54

26 Kingsgate, Pennsylvania Road,
Exeter, Devon, EX4 6DH

Guide: £70,000 – Plus + FEES**

RETIREMENT FLAT IN POPULAR EXETER DEVELOPMENT

Ground floor two-bedroom retirement flat situated within the popular Kingsgate development in Pennsylvania, Exeter. Offered leasehold with vacant possession. EPC: D. Council Tax: C.



Lot 55

38 High Street, Borough Green,
Sevenoaks, Kent, TN15 8BJ

Guide: £135,000 – £140,000* + FEES

FREEHOLD TOWN CENTRE COMMERCIAL INVESTMENT

A three-storey property situated in a busy location. Arranged as a ground floor chiropractic clinic with self-contained flat on the upper floors, sold on a 999-year lease. EPC: D (78).



Lot 56

28 Landport Terrace, Portsmouth,
PO1 2RG

Guide: £195,000 – Plus + FEES**

SUBSTANTIAL FREEHOLD COMMERCIAL PREMISES FOR OCCUPATION OR REDEVELOPMENT

Close to the University of Portsmouth, Gunwharf and Southsea. Ideal for continued use as commercial premises or conversion to residential, subject to consents. EPC: E (116).





Lot 57

Flat 2, 61 Cantelupe Road, Bexhill-on-Sea, East Sussex, TN40 1PP

Guide: £150,000 - Plus* + FEES

THREE-BEDROOM FIRST FLOOR FLAT WITH FRONT GARDEN & BALCONY

Well-positioned three-bedroom flat close to Bexhill town centre, shops, railway station and seafront. The property also has the garden to the front of the property and a balcony. EPC: C. Council Tax: A.



Lot 58

Site Between 108-110 Ringden Avenue, Paddock Wood, Tonbridge, Kent, TN12 6EG

Guide: £100,000 - £110,000* + FEES

LAND WITH PLANNING FOR SEVEN AFFORDABLE HOMES ARRANGED AS SIX FLATS AND DETACHED BUNGALOW

Freehold site on the western fringes of the residential areas of Paddock Wood. Convenient for the town centre and mainline railway station.



Lot 59

Birchington Baptist Church, 31 Station Road, Birchington, Kent, CT7 9DJ

Guide: £185,000 - Plus* + FEES

FORMER BAPTIST CHURCH WITH POTENTIAL

Within easy reach of Birchington-on-Sea railway station, various local amenities and schools.



Lot 60

15 Castle Street, Ryde, Isle Of Wight, PO33 2EG

Guide: £120,000 - £130,000* + FEES

THREE-BEDROOM COTTAGE FOR INVESTMENT OR OCCUPATION

Located a short distance from the Esplanade, seafront and sandy beach, along with ferry and hovercraft connections to Portsmouth. EPC: D. Council Tax: B.

Lot 61

Land Adj Guiton Lodge, Pedding Hill,
Guiton, Ash, Canterbury, Kent, CT3 2HS

Guide: £70,000 – £75,000* + FEES

APPROXIMATELY FOUR AND A HALF ACRES

Essentially level parcel of land. May be suitable for continuation as agricultural. Potential for market garden or pony paddock, subject to all consents being obtainable.



STRATFORD'S



Lot 62

The Former Silver Workshop,
Canonstown, Hayle, Cornwall, TR27 6NA

Guide: £35,000 – Plus* + FEES

VACANT COMMERCIAL PROPERTY WITH POTENTIAL

Single storey commercial premises occupying a convenient position just off the A30. The property offers potential for development, subject to all necessary consents. EPC: C (71).



Lot 63

1 Bolton Court, Windmill Hill, Brixham,
Devon, TQ5 9DR

Guide: £85,000 – Plus* + FEES

RESIDENTIAL INVESTMENT IN POPULAR LOCATION

An opportunity to acquire a leasehold two-bedroom apartment, accessed via a private entrance. Currently let at £8,880 per annum. EPC: C.
Council Tax: A.



Lot 64

Land at Church Hill, Tintagel, Cornwall,
PL34 0DQ

Guide: £75,000 – Plus* + FEES

FREEHOLD LAND

Situated close to the village of Tintagel. The land extends to 3.41 hectares (8.43 acres).



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Lot 65

6 Alexandra Road, St. Austell, Cornwall,
PL25 4QP

Guide: £140,000 – Plus* + FEES

*TWO STOREY COMMERCIAL UNIT WITH
POTENTIAL, DETACHED BLOCK OF FOUR
GARAGES AND CAR PARK*

Mid-terrace building with detached
block of garages and car park. Situated
within the heart of St Austell, close to
local amenities. EPC: C (57).



Lot 66

New Cottage, Kilmeston Road,
Kilmeston, Alresford, Hampshire,
SO24 0NW

Guide: £500,000 – £550,000* + FEES

*DETACHED THREE-BEDROOM HOUSE
WITH SEPARATE GARAGING*

Located in the attractive village of
Kilmeston. EPC: D. Council Tax: F.



Lot 67

Land Adj 1 New Cottages, Potten Street,
St. Nicholas At Wade, Birchington, Kent,
CT7 0QR

Guide: £100,000 – £105,000* + FEES

*FREEHOLD SITE WITH PLANNING FOR
FOUR-BEDROOM DETACHED HOUSE WITH
GARAGE*

Situated on the outskirts of the village of
St. Nicholas at Wade. The site extends to
0.06 hectares (0.16 acres).



Lot 68

1 Burton Street, Brixham, Devon, TQ5 9HT

Guide: £175,000 – Plus* + FEES

*MIXED USE INVESTMENT CLOSE TO THE
TOWN CENTRE*

Comprising a commercial unit and two
one-bedroom flats. Part let at £12,600
per annum. EPCs: B & D. Council Tax: A.

Lot 69

Flat 8, 55 Meridian Close, Ramsgate,
Kent, CT12 6AY

Guide: £60,000 – £70,000* + FEES

VACANT ONE-BEDROOM FLAT

Located on the third floor of a purpose built block, close to local amenities and railway station. EPC: C. Council Tax: A.



Lot 70

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

Guide: £45,000 – Plus* + FEES

*TWO ACRE SITE WITH A PREVIOUS
RESOLUTION TO GRANT PLANNING*

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 71

84 Alfriston Gardens, Southampton,
SO19 8FU

Guide: £200,000 – £220,000* + FEES

*FREEHOLD FOUR STOREY MIXED
COMMERCIAL AND RESIDENTIAL
INVESTMENT*

The property is considered ideal for addition to an income-producing portfolio. EPCs: C (71) & E. Council Tax: A.



Lot 72

34 Salisbury Road, Dover, Kent, CT16 1EU

Guide: £220,000 – £240,000* + FEES

FREEHOLD BLOCK OF FOUR FLATS

Four, one-bedroom flats let at £21,732 p.a. One vacant flat. Popular area close to Morrisons, Farmfoods, Asda and other amenities. The town is also within close proximity. EPCs: C & D. Council Tax: A.





Hose
Rhodes
Dickson

Lot 73

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

Guide: £90,000 – £100,000* + FEES

LAND WITH CONSENT FOR TWO THREE-BEDROOM HOLIDAY BUNGALOWS

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



PROSPECTS

Lot 74

15 Hawley Street, Margate, Kent, CT9 1PU

Guide: £240,000 – £250,000* + FEES

OFFICES WITH POTENTIAL FOR RESIDENTIAL CONVERSION

Attractive four storey building adjacent Margate popular Old Town and a short distance from the seafront and mainline railway station. EPC: D (83).



Lot 75

27 Cunningham Road, Tunbridge Wells, Kent, TN4 9EN

Guide: £108,000 – £110,000* + FEES

FLAT IN NEED OF IMPROVEMENT

A purpose-built first-floor flat located conveniently for the shopping areas in Southborough, north of Tunbridge Wells. EPC: C. Council Tax: A.



Lot 76

Land West Of Wye Road, Gravesend, Kent, DA12 5QT

Guide: £425,000 – Plus* + FEES

GARAGE SITE WITH POTENTIAL

47 garages, currently producing £12,688 per annum. Potential for increased income or redevelopment, subject to all necessary consents being obtainable.

Lot 77

13A Cross Street, Ryde, Isle Of Wight,
PO33 2AD

Guide: £65,000 – £70,000* + FEES

*GROUND FLOOR COMMERCIAL UNIT AND
LOWER FLOOR WORKSHOP PREVIOUSLY IN
USE AS A RESIDENTIAL FLAT*

The shop is accessed from Cross Street.
To the rear there is access to the
workshop which was previously used as
a flat. EPC: E (111).



Lot 78

47 Canute Gardens, Rotherithe, London,
SE16 2PN

Guide: £150,000 – 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 79

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

Guide: £2,500 – Plus* + FEES

FREEHOLD PARCEL OF LAND

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



Lot 80

Fountain House, 1 Eastbourne Road, St.
Austell, Cornwall, PL25 4SZ

Guide: £60,000 – Plus* + FEES

*VERSATILE PROPERTY WITH POTENTIAL
CLOSE TO TOWN CENTRE*

An opportunity to acquire a substantial
two storey commercial property
situated within the heart of the Cornish
town of St. Austell. EPC: TBC.





Lot 81

12 Stanley Way, Orpington, Kent, BR5 2HE

Guide: £230,000 – Plus* + FEES

*VACANT SEMI-DETACHED HOUSE
REQUIRING MODERNISATION*

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



Lot 82

Land North Of Point Clear Road, St. Osyth, Clacton-on-Sea, Essex, CO16 8JG

Guide: £45,000 – Plus* + FEES

0.88 ACRE FREEHOLD PARCEL OF LAND

Heavily overgrown. Any future redevelopment or alternative use would be subject to all necessary consents being obtainable.



Lot 83

109 & 109A Union Street, Torquay, Devon, TQ1 3DW

Guide: £145,000 – Plus* + FEES

*FULLY LET TOWN CENTRE COMMERCIAL
INVESTMENT*

Located in Torquay town centre and fully let at £30,750 per annum. EPCs: C (59), (59) & (74).



Lot 84

10 Falmouth Road, Springfield, Chelmsford, Essex, CMI 6HY

Guide: £225,000 – Plus* + FEES

*SEMI-DETACHED HOUSE FOR
IMPROVEMENT*

Situated in a popular residential area is this three-bedroom semi-detached house for improvement. Conveniently located for access to the city centre and railway station. EPC: F. Council Tax: A.

Lot 85

Land Adj Loftylands Farm, Warehorne Road, Warehorne, Ashford, Kent, TN26 2JT

Guide: £130,000 – £135,000* + FEES

FREEHOLD LAND EXTENDING TO ALMOST 8.5 ACRES

A parcel of grassland situated on the southern side of Warehorne Road, adjacent to Loftylands Farm.



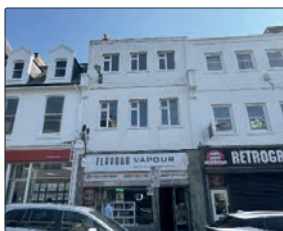
Lot 86

113 Union Street, Torquay, Devon, TQ1 3DW

Guide: £95,000 – Plus* + FEES

FULLY LET THREE STOREY TOWN CENTRE INVESTMENT WITH FURTHER POTENTIAL

Located in Torquay town centre, at the top of Union Street, is this large freehold investment property which is currently fully let at £12,000 per annum. EPC: E (106).



Lot 87

19 Carter Street, Sandown, Isle Of Wight, PO36 8BL

Guide: £230,000 – £250,000* + FEES

FREEHOLD DETACHED FORMER GUEST HOUSE ARRANGED AS FOUR FLATS ON GOOD SIZE PLOT WITH PARKING

Situated a short distance from the centre of Sandown. EPCs: C, D, F. Council Tax: A.



Lot 88

Land Adj Jemaro, Hyde Lane, Swindon Village, Cheltenham, Gloucestershire, GL51 9QN

Guide: £23,000 – Plus* + FEES

LAND WITH POTENTIAL

Freehold land extending to approximately 0.1 hectares (0.2 acres), situated off Hyde Lane, Cheltenham. Access currently limited due to overgrown areas around the gate.





Lot 89

86 Alfriston Gardens, Southampton,
SO19 8FU

Guide: £230,000 – £250,000* + FEES

*FREEHOLD FOUR STOREY MIXED
COMMERCIAL AND RESIDENTIAL
INVESTMENT*

Situated in a popular district of
Southampton, comprising two floors of
commercial and a three-bedroom
maisonette. EPCs: D (100) and D.
Council Tax: A.



Lot 90

4 Beagles Row, Shute, Axminster, Devon,
EX13 7PU

Guide: £230,000 – Plus* + FEES

*SPACIOUS COTTAGE WITH GARDENS FOR
UPDATING*

The cottage requires improvement and
modernisation or has potential for
subdivision, subject to all necessary
consents being obtainable. Countryside
location. EPC: TBC. Council Tax: D.



WATLING
REAL ESTATE

Lot 91

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

Guide: £1,200,000 – Plus* + FEES

*VALUABLE RESIDENTIAL SITE FOR SEVEN
NEW HOMES*

Vacant site with Planning for the
development of seven houses – 5 x 4
bedroom detached houses and 2 x 4
bedroom semi-detached houses.
Works have begun on two of the
properties.



Lot 92

5-5A Grace Hill, Folkestone, Kent,
CT20 1HA

Guide: £180,000 – Plus* + FEES

*FOUR STOREY FREEHOLD BUILDING WITH
POTENTIAL*

Ground floor open plan premises. Upper
parts with separate entrance, may offer
potential for residential, subject to all
consents being obtainable. EPC: C (64).
Total floor area 535 sq.m.

Lot 93

43 Wellington Road, Bridgwater,
Somerset, TA6 5EY

Guide: £95,000 – Plus* + FEES

*TWO-BEDROOM HOUSE REQUIRING
IMPROVEMENT CLOSE TO TOWN CENTRE*

Mid-terrace house for refurbishment.

Rear garden and accommodation

arranged over two floors. EPC: D.

Council Tax: A.



Lot 94

Land at Chipperfield, Charmouth Road,
Axminster, Devon, EX13 5SZ

Guide: £45,000 – Plus* + FEES

*PARCEL OF FREEHOLD LAND EXTENDING
TO 3.22 ACRES WITH POTENTIAL*

Located on the outskirts of the coastal
town of Lyme Regis. Considered to have
potential, subject to all necessary
consents being obtainable. Lapsed
Planning Permission.



Lot 95

177 Plains Avenue, Maidstone, Kent,
ME15 7AX

Guide: £190,000 – £195,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

Three-bedroom mid-terrace house for
improvement, situated in an
established residential area. EPC: D.
Council Tax: C.



Lot 96

Flat 1, Homeborough House, Brinton
Lane, Hythe, Southampton, SO45 6EE

Guide: £25,000 – Plus* + FEES

*GROUND FLOOR ONE-BEDROOM
RETIREMENT FLAT*

Communal gardens, 24-hour
emergency alarm and on site
manager. Over 60 age restriction. EPC:
D. Council Tax: B.





Lot 97

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

Guide: £1,000 – £2,000* + FEES

PARCEL OF FREEHOLD LAND WITH POTENTIAL

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



Lot 98

Temple Ewell Baptist Church, High Street, Temple Ewell, Dover, Kent, CT16 3DU

Guide: £100,000 – Plus* + FEES

ATTRACTIVE CHURCH WITH POTENTIAL

Predominantly flint and brick built. May be suitable for a variety of uses or conversion to residential, subject to all necessary consents being obtainable.



Lot 99

Sea Breezes, 145 Kent Avenue, Minster on Sea, Sheerness, Kent, ME12 2DU

Guide: £190,000 – £200,000* + FEES

DETACHED BUNGALOW FOR REFURBISHMENT AND REPAIR

This detached two-bedroom bungalow requires refurbishment and repair. EPC: D. Council Tax: C.



Lot 100

Pavilion and Bowling Green, Ridham Avenue, Kemsley, Sittingbourne, Kent, ME10 2SF

Guide: £90,000 – Plus* + FEES

BOWLS CLUB WITH POTENTIAL

Freehold site comprising bowling green and single storey club building. Potential for re-development, subject to all necessary consents being obtainable.

Lot 101

70 & 71 The Mint, Rye, East Sussex,
TN31 7EW

Guide: £320,000 – Plus* + FEES

*VACANT SHOP AND SELF-CONTAINED
FLAT IN TOWN CENTRE*

Located in the heart of the popular
Cinque Port town of Rye. The flat has its
own separate access and is well
presented. EPCs: C (62) and C. Council
Tax: B.



Lot 102

Douglas Studios, Town Lane, Sandown,
Isle Of Wight, PO36 8EY

Guide: £110,000 – Plus* + FEES

*THREE-BEDROOM HOUSE FOR
IMPROVEMENT*

A short distance from the pier in
Sandown, sandy beach and the town
centre. Three bedrooms and two
reception rooms requiring upgrading
and refurbishment. EPC: C.
Council Tax: B.



Lot 103

Land South Side Of Vicarage Hill,
Petham, Canterbury, Kent, CT4 5RE

Guide: £40,000 – £45,000* + FEES

FREEHOLD SITE WITH FUTURE POTENTIAL

Situated between the access road to
Ridgeway and 1 Vicarage Hill. Essentially
level plot of grassland extending to
approx 0.13 acres (0.05 hectares).



Lot 104

Bengal Brasserie, 79 Springbank Road,
London, SE13 6SS

Guide: £290,000 – Plus* + FEES

*FREEHOLD RESTAURANT PREMISES WITH
FLAT SOLD ON LONG LEASE*

Former Indian restaurant premises in
Hither Green. Established commercial
location with existing restaurant use.
EPC: B (44). Total Floor Area 128 sq.m.





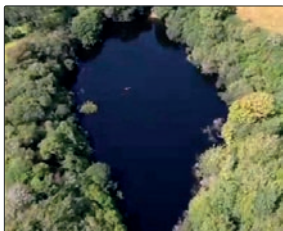
Lot 105

72 Spencer Road, Paignton, Devon,
TQ3 3SY

Guide: £140,000 – Plus* + FEES

*SEMI-DETACHED HOUSE FOR
IMPROVEMENT IN POPULAR LOCATION*

Three-bedroom semi-detached house with front and rear gardens, situated in a popular residential location close to local amenities. EPC: C. Council Tax: B.



Lot 106

Land at St. Stephens Beacon, Carloggas Lane, St. Stephen, St. Austell, Cornwall, PL26 7RS

Guide: £60,000 – Plus* + FEES

FREEHOLD LAND WITH LAKE AND DISUSED BUILDINGS

Approx. 2.84 acres, including lake previously utilised for fishing, plus disused buildings. Considered ideal for leisure use, subject to all necessary consents being obtainable.



Lot 107

George Inn, Stone Street, Stelling Minnis, Canterbury, Kent, CT4 6DF

Guide: £320,000 – Plus* + FEES

*PERIOD FREEHOLD FREEHOUSE ON 1.5
ACRE PLOT WITH POTENTIAL*

The pub and grounds extend to approximately 0.60 hectares (1.49 acres). EPC: C (57). Total floor area 315 sq.m.



Lot 108

Virginia Cottage, 31 Castle Street, Newport, Isle Of Wight, PO30 1NS

Guide: £350,000 – Plus* + FEES

*CHARMING COTTAGE WITH SELF-
CONTAINED ANNEXE, GARDENS AND
GARAGE*

Flexible accommodation which can include a separate annexe if required. Splendid location close to Carisbrooke Castle. EPC: TBC. Council Tax: E.

Lot 109

189, 189A & 191 High Street, Gillingham, Kent, ME7 1AQ

Guide: £225,000 – £250,000* + FEES

FREEHOLD PROPERTY IN TOWN CENTRE WITH POTENTIAL

A terrace of properties adjacent railway station. There may be potential to convert the upper parts, subject to all necessary consents being obtainable. EPCs: C (71), G (165) & D (78).



Stonewell Estates



Lot 110

Kestrel, East Beach, Branscombe, Seaton, Devon, EX12 3DP

Guide: £50,000 – £60,000* + FEES

STRUCTURALLY DAMAGED BEACH HUT IN BEACH LOCATION, FOR REPAIR

Situated on Branscombe Beach, with uninterrupted views to Lyme Bay, is this two-bedroom detached chalet which has suffered from structural damage and is now requiring repair. EPC: E.



Lot 111

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

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 112

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 113

67-69 High Street, Minster, Ramsgate, Kent, CT12 4AB

Guide: £250,000 - Plus* + FEES

PAIR OF SHOPS AND SELF-CONTAINED FLAT FOR INVESTMENT WITH PART VACANT POSSESSION

Located in the popular village of Minster, within easy reach of transport links and amenities. Commercial EPCs: D (81) and D (86). Residential EPC: E. Council Tax: A.



Lot 114

82 Newcastle Avenue, Colchester, Essex, CO3 9XL

Guide: £225,000 - £230,000* + FEES

THREE-BEDROOM HOUSE FOR IMPROVEMENT AND REPAIR

Situated in a residential area to the west of Colchester city Centre. The house has parking, garage and gardens. EPC: C. Council Tax: D.



Lot 115

Flat 1, 47 Colebrook Road, Tunbridge Wells, Kent, TN4 9BP

Guide: £117,000 - £120,000* + FEES

FLAT IN NEED OF IMPROVEMENT

Situated on the whole of the ground floor of this converted detached house. Convenient for local shops and busy town centre in Tunbridge Wells. EPC: D. Council Tax: A.



Lot 116

76 Park Road, Ryde, Isle Of Wight, PO33 2JU

Guide: £110,000 - Plus* + FEES

THREE-BEDROOM MID-TERRACE HOUSE FOR INVESTMENT

Located close to the centre of Ryde, The Esplanade and ferry connections. Ideal for addition to an income-producing portfolio. EPC: D. Council Tax: B.

Lot 117

4 Lucius Street, Torquay, Devon,
TQ2 5UN

Guide: £70,000 – Plus* + FEES

*COMMERCIAL PROPERTY FOR INVESTMENT
OR OCCUPATION IN POPULAR LOCATION*

Arranged over three floors and within
close proximity to Torquay town centre
and seafront. EPC: D (86). Total Floor
Area 110 sq.m.



Lot 118

Chatsworth, South Stour Avenue,
Ashford, Kent, TN23 7RS

Guide: £200,000 – Plus* + FEES

*THREE-BEDROOM SEMI-DETACHED
HOUSE WITH PARKING*

Situated close to the town centre,
Ashford College, International railway
station and Designer Outlet. Off-road
parking. Detached garage. EPC: C.
Council Tax: C.



Lot 119

3 Queen Street, Haverhill, Suffolk,
CB9 9DZ

Guide: £150,000 – £160,000* + FEES

*MIXED USE TOWN CENTRE INVESTMENT
PROPERTY*

Established building comprising shop
and split-level one-bedroom flat, both
currently let. Situated in the market
town of Haverhill. EPCs: C (64). Total
floor area 38 sq.m. Flat: E. Council Tax: A.



Lot 120

Flat 1, Salsette Court, 30 The Strand,
Ryde, Isle Of Wight, PO33 1JH

Guide: £110,000 – £120,000* + FEES

*TWO-BEDROOM GROUND FLOOR FLAT
WITH GARAGE CLOSE TO THE SEAFRONT*

Ideal for occupation, letting, or holiday
use. The ground floor flat is situated one
road back from the seafront and has
two bedrooms and a garage. EPC: E.
Council Tax: B.





Lot 121

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 122

Broomfields, Courtlands Road, Nutley, Uckfield, East Sussex, TN22 3LS

Guide: £380,000 – £400,000* + FEES

DETACHED BUNGALOW WITH ROOF CONVERSION AND POTENTIAL

Three-bedroom chalet bungalow in a semi-rural area outside Uckfield and Crowborough. EPC: E. Council Tax: E.



Lot 123

54A High Street, Wingham, Canterbury, Kent, CT3 1AA

Guide: £20,000 – Plus* + FEES

FORMER HAIRDRESSING SALON WITH POTENTIAL

Freehold detached building Off Wingham High Street. Potential for a variety of commercial uses or residential conversion subject to all necessary consents being obtainable.



Lot 124

5 North Street, Wareham, Dorset, BH20 4AB

Guide: £250,000 – Plus* + 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 125

Land, Sacketts Gap, Off Palm Bay Avenue, Cliftonville, Margate, Kent, CT9 3BS

Guide: £10,000 – Plus* + FEES

PLOT WITH POTENTIAL CLOSE TO BEACH AND SEAFRONT

Situated at the entrance of Sacketts Gap, off Palm Bay Avenue. Potential for kiosk or similar, subject to all necessary consents. What3Words location reference, heads.times.shack



Lot 126

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

Guide: £90,000 – £110,000* + FEES

FLAT FOR IMPROVEMENT WITH PARKING TO REAR AND GARDEN

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



Lot 127

28 Tor Hill Road, Torquay, Devon, TQ2 5RF

Guide: £75,000 – Plus* + FEES

FOUR-STORY COMMERCIAL PROPERTY WITH POTENTIAL

A substantial mid-terrace four-storey office premises which has been extended at the rear providing large ground and first floor accommodation. EPC: E (113). Total floor area 316 sq.m.



Lot 128

Flat 1, 68 Pyle Street, Newport, Isle Of Wight, PO30 1UJ

Guide: £80,000 – £85,000* + FEES

TWO-BEDROOM TOWN CENTRE FLAT FOR INVESTMENT OR OCCUPATION

EPC: E. Council Tax: A.



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Lot 129

Former Stepping Stones, 5 Ferris Town, Truro, Cornwall, TR1 3JG

Guide: £185,000 – Plus* + FEES

COMMERCIAL PROPERTY FOR UPDATING WITH PARKING AND OFFERING POTENTIAL

Three storey property in the heart of Truro. Includes outside space and triple garage. Development potential subject to all consents. EPC: D (78). Total Floor Area 153 sq.m.



Lot 130

24 Trevaylor Road, Falmouth, Cornwall, TR11 2JY

Guide: £55,000 – Plus* + FEES

TWO-BEDROOM END-TERRACE HOUSE FOR IMPROVEMENT

Close to Falmouth town. Front and rear gardens requiring improvement in residential location. EPC: C. Council Tax: B.



Lot 131

35 Bank Side, Hamstreet, Ashford, Kent, TN26 2EZ

Guide: £190,000 – £200,000* + FEES

TWO-BEDROOM HOUSE FOR INVESTMENT OR OCCUPATION

A mid-terrace house in the popular village of Hamstreet. Lying to south of Ashford with its comprehensive facilities. EPC: D. Council Tax: C.



Lot 132

5 Glenmore Mews, Eastbourne, East Sussex, BN21 3XZ

Guide: £150,000 – £160,000* + FEES

TWO-BEDROOM END-TERRACE PROPERTY FOR INVESTMENT

Currently let at £12,000 per annum. Convenient for transport links to the town centre and seafront. EPC: D. Council Tax: B.

Lot 133

Hayton Manor Barn, Hayton Road,
Stanford, Ashford, Kent, TN25 6DQ

Guide: £180,000 – £200,000* + FEES

*PERIOD BARN WITH PLANNING
PERMISSION FOR TWO DWELLINGS*

Located on the outskirts of the village of
Stanford, approximately one mile from
junction 11 of the M20 motorway linking
Ashford and Folkestone.



Lot 134

Homealong, Bosliven, St. Buryan,
Penzance, Cornwall, TR19 6BD

Guide: £85,000 – Plus* + FEES

*DETACHED IRON-CLAD BUNGALOW WITH
RESIDENTIAL USE IN COUNTRYSIDE
LOCATION*

Non-standard construction Bungalow
with residential use enjoying gardens
and close to village amenities. Council
Tax: A.



Lot 135

45 Park Street, Tunbridge Wells, Kent,
TN2 4SP

Guide: £108,000 – £110,000* + FEES

FLAT IN NEED OF IMPROVEMENT

One-bedroom flat situated close to the
town centre. EPC: C. Council Tax: A.



Lot 136

4 Meadow Terrace, Russell Place,
Fareham, Hampshire, PO16 7SF

Guide: £145,000 – Plus* + FEES

*TWO-BEDROOM MID-TERRACE HOUSE
FOR IMPROVEMENT*

Situated a short distance from Fareham
town centre, the railway station and the
A27/M27 with off road parking. EPC: D.
Council Tax: B.





Lot 137

Skylark, Killigorrack, St. Keyne, Liskeard, Cornwall, PL14 4QP

Guide: £140,000 – Plus* + FEES

SEMI-DETACHED COTTAGE FOR OCCUPATION OR INVESTMENT

A 17th Century one-bedroom cottage, situated within the rural farming hamlet of Killigorrack and positioned just eight miles from the scenic South Cornish coastline. EPC: E. Council Tax: B.



Lot 138

Pygnoweth, Trevaylor Vean, Gulval, Penzance, Cornwall, TR20 8UR

Guide: £95,000 – Plus* + FEES

TIMBER CHALET WITH RESIDENTIAL USE, GRANITE CARHOUSE WITH PLANNING IN PRINCIPLE, PLUS GARDENS AND PARKING

Granite cart house and a detached studio style chalet which includes full residential use and combined now benefit from favourable planning in principle for residential conversion. The grounds total 0.08 hectares (0.21 acres).



Lot 139

Flat 1 The Annex, Enterprise House, Isambard Brunel Road, Portsmouth, PO1 2RX

Guide: £70,000 – £80,000* + FEES

ONE-BEDROOM LEASEHOLD FLAT FOR INVESTMENT

This flat is centrally located closed to the University, railway station and City centre. Currently let providing a healthy income. EPC: D. Council Tax: A.



Lot 140

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

Guide: £330,000 – £350,000* + 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 141

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

Guide: £200,000 – Plus* + FEES

*DETACHED BUNGALOW FOR
IMPROVEMENT AND REPAIR*

Spacious five-bedroom detached
chalet bungalow within two miles of
Paignton town centre. EPC: G. Council
Tax: D.



Lot 142

33A Alanbrooke, Gravesend, Kent,
DA12 1NA

Guide: £250,000 – Plus* + FEES

*DETACHED THREE-BEDROOM BUNGALOW
WITH GARAGE*

Detached bungalow with garage,
parking and rear garden. Situated on
the outskirts of Gravesend town centre.
Requires some general improvement.
EPC: TBC. Council Tax: E.



Lot 143

69C South Terrace, Littlehampton, West
Sussex, BN17 5LQ

Guide: £50,000 – Plus* + FEES

PATIO FLAT ON SEAFRONT

Two-bedroom patio flat occupying the
front part of the lower ground floor of
this substantial end-terrace property.
Currently let at £13,200 per annum. EPC:
C. Council Tax: A.



Lot 144

1 Bohemia Road, St. Leonards-on-Sea,
East Sussex, TN37 6RA

Guide: £200,000 – Plus* + FEES

*DETACHED BUILDING IN NEED OF REPAIR
AND REFURBISHMENT WITH APPROVED
PLANNING*

Approved planning for four one-
bedroom homes, subject to conditions.
Situated on Bohemia Road, close to
local shops, restaurants and amenities.





Lot 145

46 All Saints Road, Hawkhurst,
Cranbrook, Kent, TN18 4HT

Guide: £153,000 – £155,000* + FEES

*BUNGALOW IN NEED OF IMPROVEMENT IN
WEALDEN VILLAGE*

Situated conveniently for the centre of
this popular Wealden village. Two
bedrooms and gardens to front and
rear. EPC: C. Council Tax: B.



Lot 146

11 Downview Road, Yapton, Arundel,
West Sussex, BN18 0HL

Guide: £200,000 – £210,000* + FEES

*THREE-BEDROOM END-TERRACE HOUSE
WITH GARAGE*

Located close to the centre of Yapton
Village. Requires improvement. EPC: D.
Council Tax: C.



Lot 147

73 & 74 Union Street, Ryde, Isle Of Wight,
PO33 2LN

Guide: £150,000 – Plus* + FEES

*VACANT FOUR STOREY FREEHOLD TOWN
CENTRE BUILDING WITH POTENTIAL*

Situated in a prime retail area on Union
Street. Traded for many years as a bar
with flat on the second floor. EPC: C (51).
Total floor area 187 sq.m.



Lot 148

36-46 Breton Road, Rochester, Kent,
ME1 2JH

Guide: £475,000 – Plus* + FEES

*FREEHOLD BLOCK OF SIX FLATS FOR
INVESTMENT*

A detached purpose-built block of six
flats on the outskirts of Rochester town
centre. Five out of the six flats are
currently let. EPCs: D and E.
Council Tax: A.

Lot 149

6 Stanley Road, Cowes, Isle Of Wight,
PO31 7PZ

Guide: £120,000 – Plus* + FEES

*TWO-BEDROOM MID-TERRACE HOUSE
FOR INVESTMENT*

Located in the popular town of Cowes,
and ideal for addition to an income-
producing portfolio, currently let at
£10,740 per annum. EPC: D.
Council Tax: A.



Lot 150

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

Guide: £250,000 – Plus* + FEES

*SUBSTANTIAL TOWN CENTRE
DEVELOPMENT OPPORTUNITY*

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



Lot 151

Scouts Hut, Brockley Road, Margate,
Kent, CT9 2BS

Guide: £60,000 – Plus* + FEES

*FORMER SCOUT PREMISES WITH
POTENTIAL*

Located in a residential road in Margate
town centre. Open plan ground floor
with storage on the first floor and a
small parcel of land to the side. EPC: D
(98).



Lot 152

La Bassee, Lower Church Street, Colyton,
Devon, EX24 6ND

Guide: £90,000 – Plus* + FEES

*TERRACED PROPERTY FOR COMPLETE
REFURBISHMENT IN VILLAGE LOCATION*

Two-bedroom cottage situated in
village location close to all local
amenities. Enclosed garden and
storage shed. EPC: TBC. Council Tax: C.





Lot 153

9 Heath Rise, Heath Road, Brixham,
Devon, TQ5 9BG

Guide: £275,000 – PLUS* + FEES

*MID-TERRACE PROPERTY WITH STUNNING
SEA VIEWS IN A POPULAR LOCATION*

Located in one of the most prestigious
areas in Brixham. Panoramic views
across the sea and coastline with
uninterrupted 180-degree outlook over
Brixham. EPC: TBC. Council Tax: D.



Lot 154

Reen Bungalow, Budnic Hill, Perranporth,
Cornwall, TR6 0AA

Guide: £125,000 – Plus* + FEES

*DETACHED BUNGALOW FOR
IMPROVEMENT OR REDEVELOPMENT IN
POPULAR COASTAL TOWN*

Two-bedroom bungalow in tucked
away location situated in the highly
sought after coastal town of
Perranporth. EPC: TBC.



Lot 155

Flat 4, 67 Upper Grosvenor Road,
Tunbridge Wells, Kent, TN1 2DZ

Guide: £135,000 – £140,000* + FEES

FLAT IN NEED OF IMPROVEMENT

Two-bedroom flat on the second floor
of this converted property. Conveniently
located for the town centre and
mainline commuter railway station.
EPC: C. Council Tax: B.



Lot 156

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

Guide: £40,000 – Plus* + FEES

*VACANT GROUND-FLOOR STUDIO FLAT
WITH INVESTMENT POTENTIAL*

Studio flat close to the centre of Ryde,
The Esplanade and mainland ferry
connections. Ideal for addition to an
investment portfolio or owner
occupation. EPC: C. Council Tax: A.

Lot 157

Flat 3, Anchorage Court, 19 Albert Way,
East Cowes, Isle Of Wight, PO32 6GA

Guide: £80,000 – £90,000* + FEES

*GROUND FLOOR FLAT FOR INVESTMENT
WITH ALLOCATED PARKING*

The flat is in good condition and is
considered ideal for continued use as a
letting investment or owner-
occupation. EPC: C. Council Tax: A.



Lot 158

11 New Street, Newport, Isle Of Wight,
PO30 1PU

Guide: £120,000 – Plus* + FEES

*TWO-BEDROOM END-TERRACE HOUSE
FOR INVESTMENT*

Situated close to the centre of Newport
with many local and national retailers
close by. This house is considered an
ideal addition to an investment
portfolio. EPC: D. Council Tax: B.



Lot 159

Mulberry Cottage, St. Boniface Road,
Ventnor, Isle Of Wight, PO38 1PL

Guide: £250,000 – Plus* + FEES

*THREE-BEDROOM COTTAGE CLOSE TO
TOWN CENTRE AND SEAFRONT*

Ideal for owner occupation or use as a
weekend retreat or holiday home.
Situated a short distance from the town
centre. EPC: TBC. Council Tax: C.



Lot 160

20 Terrace Road, Newport, Isle Of Wight,
PO30 1EE

Guide: £125,000 – Plus* + FEES

THREE-BEDROOM TOWN CENTRE HOUSE

Considered ideal for owner-occupation
or addition to an income-producing
letting portfolio. EPC: D. Council Tax: C.





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Lot 161

100 Grecian Street, Maidstone, Kent,
ME14 2TS

Guide: £150,000 – Plus* + FEES

*MID-TERRACE HOUSE FOR
REFURBISHMENT*

Two-bedroom house in an established residential area, a short distance from Maidstone town centre. EPC: TBC. Council Tax: B.



Lot 162

65 Noakes Meadow, Ashford, Kent,
TN23 4RA

Guide: £160,000 – £165,000* + FEES

*THREE-BEDROOM HOUSE FOR
INVESTMENT*

Semi-detached house let at £12,600 per annum. Front and rear gardens. Popular location close to local amenities and town also within close proximity. EPC: D. Council Tax: C.



Lot 163

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 164

75 Maylam Gardens, Sittingbourne,
Kent, ME10 1GA

Guide: £250,000 – £260,000* + FEES

*MODERN DETACHED THREE-BEDROOM
HOUSE – A FREEHOLD RESIDENTIAL
INVESTMENT*

Currently let at £15,600 per annum. Garage, driveway, and front and rear gardens. EPC: D. Council Tax: E.

Lot 165

13 Allan Close, Tunbridge Wells, Kent,
TN4 8PL

Guide: £149,000 – £150,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

Mid-terrace house for improvement convenient for the centre of the village of Rusthall, convenient for the busy town centre in Tunbridge Wells. EPC: C. Council Tax: B.



Lot 166

10 Cornfield Terrace, Eastbourne, East
Sussex, BN21 4NN

Guide: £480,000 – £500,000* + FEES

*LAWFUL ESTABLISHED 8-BEDROOM HMO
PRODUCING JUST UNDER £70,000 PER
ANNUM*

Previously a family home. May have potential for reinstatement into a single dwelling or sub-division into self-contained units, subject to all necessary consents. EPC: D. Council Tax: E.



Lot 167

Chapel Cottage, Frittenden, Cranbrook,
Kent, TN17 2EL

Guide: £210,000 – Plus* + FEES

*TWO-BEDROOM PERIOD COTTAGE IN
POPULAR LOCATION*

Period Cottage close to local amenities. Cranbrook village, with its renowned school, is a short drive away. The property includes two bedrooms and a rear garden. EPC: E. Council Tax: D.



Lot 168

23 Primrose Road, Dover, Kent, CT17 0JA

Guide: £130,000 – £135,000* + FEES

*FREEHOLD TWO-BEDROOM END-TERRACE
HOUSE WITH PARKING*

Let at £9,000 per annum. Double glazed windows and gas heating system via radiators. Close to supermarkets. EPC: C. Council Tax: B.





Lot 169

37 Sturla Road, Chatham, Kent, ME4 5PA

Guide: £140,000 – £150,000* + FEES

*MID-TERRACE HOUSE FOR
REFURBISHMENT*

Located a short distance from Medway Maritime Hospital on the outskirts of Chatham's town centre. EPC: TBC.
Council Tax: B.



Lot 170

Methodist Church, Partway Lane,
Hazelbury Bryan, Sturminster Newton,
Dorset, DT10 2DP

Guide: £295,000 – Plus* + FEES

*FORMER METHODIST CHAPEL WITH
PLANNING FOR CONVERSION TO A
RESIDENTIAL DWELLING ON PLOT OF 0.39
ACRES*

Located in a sought-after rural location with extensive countryside views.



Lot 171

44 High Street, Halling, Rochester, Kent,
ME2 1BX

Guide: £325,000 – Plus* + FEES

*DETACHED HOUSE AND ASSOCIATED
LAND WITH POTENTIAL*

A three-bedroom house in an established residential area in the village of Halling with 0.14 acres. EPC: D.
Council Tax: E.



Lot 172

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

Guide: £500,000 – £540,000* + FEES

*SUBSTANTIAL FREEHOLD 22-BEDROOM
FORMER CARE HOME WITH POTENTIAL*

Offers potential for a number of future uses, subject to all necessary consents being obtainable. Parking areas to front and side. EPC: C (54). Total floor area 551 sq.m.

Lot 173

9 Upton Road, Torquay, Devon, TQ1 4AG

Guide: £125,000 – Plus + FEES**

MID-TERRACE PROPERTY OVER FOUR FLOORS WITH SEVEN BEDSITS AND TWO SELF-CONTAINED FLATS FOR IMPROVEMENT AND REPAIR

Close to Torquay town centre and other local amenities. EPCs: D & E.

Council Tax: C.



Lot 174

25A Connaught Road, Chatham, Kent, ME4 5DJ

Guide: £145,000 – £150,000* + FEES

END-TERRACE HOUSE REQUIRING REFURBISHMENT

Vacant two-bedroom house with gas heating, double glazing and rear garden. EPC: D. Council Tax: B.



Lot 175

2 Cross Street, Newport, Isle Of Wight, PO30 1PT

Guide: £90,000 – Plus + FEES**

TWO-BEDROOM MID-TERRACE HOUSE FOR INVESTMENT

Situated very close to the centre of Newport. Currently let at £10,200 per annum. EPC: D. Council Tax: B.



Lot 176

The Atchen Tan, Netherton Road, Hurstbourne Tarrant, Andover, Hampshire, SP11 0DN

Guide: £170,000 – £180,000* + FEES

APPROXIMATELY SIX ACRES OF LAND

An attractive parcel of freehold land which extends to almost six acres.





Lot 177

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

Guide: £120,000 – £130,000* + FEES

COTTAGE FOR IMPROVEMENT

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

Council Tax: B.



Bettesworths



Lot 178

Tudor Cottage, Lime Avenue, Torquay,
Devon, TQ2 5JL

Guide: £130,000 – Plus* + FEES

*DETACHED COTTAGE FOR IMPROVEMENT
AND REPAIR WITH LARGE GARAGE*

An opportunity to acquire a five-bedroom detached cottage with a unique garage or workshop. The property is situated in a central area of Torquay. EPC: F. Council Tax: D.



webb jenkins



Lot 179

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

Guide: £60,000 – 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.



crowstone
ESTATES



Lot 180

41C Manor Road, Westcliff-on-Sea,
Essex, SS0 7SR

Guide: £110,000 – Plus* + FEES

*VACANT FIRST FLOOR FLAT FOR
IMPROVEMENT*

This one-bedroom flat is situated within close proximity of Westcliff Station, the seafront and shops on Hamlet Court Road. EPC: D. Council Tax: A.

Lot 181

Flat 2, Westfield House, 18 Oak Road,
Southampton, SO19 9BR

Guide: £65,000 – £70,000* + FEES

*GROUND FLOOR FLAT FOR INVESTMENT
WITH PARKING SPACE*

Situated in a popular residential
location and producing a worthwhile
income. EPC: E. Council Tax: A.



Lot 182

2 Brillwater Cottages, Brillwater,
Constantine, Falmouth, Cornwall,
TR11 5AH

Guide: £100,000 – Plus* + FEES

*SEMI-DETACHED COTTAGE FOR
UPDATING*

Two-bedroom granite semi-detached
property with gardens front and rear.
Situated in the Cornish village of
Constantine, offering a range of local
amenities. EPC: E. Council Tax: D.



Lot 183

63 Mount Pleasant Road, Brixham,
Devon, TQ5 9RP

Guide: £160,000 – Plus* + FEES

*MID-TERRACE PROPERTY ARRANGED
OVER THREE FLOORS IN POPULAR
LOCATION*

The property offers spacious
accommodation and is within easy
access of Brixham town centre. May be
of interest to investors or owner
occupiers. EPC: E. Council Tax: B.



Lot 184

9 Frith Road, Dover, Kent, CT16 2PT

Guide: £265,000 – £270,000* + FEES

*DOUBLE-FRONTED HOUSE IN NEED OF
FURTHER IMPROVEMENT*

Four-bedroom house that has been the
subject of an improvement programme
that now requires completion. Has a
gas heating system via radiators and
double-glazed windows. EPC: E. Council
Tax: D.





Lot 185

19 Vale View Road, Dover, Kent, CT17 9NP

Guide: £100,000 – £110,000* + FEES

TERRACE HOUSE FOR IMPROVEMENT

Freehold bay fronted house situated in a no-through road. A short distance from Dover Priory mainline railway station. EPC: E. Council Tax: B.



Lot 186

43 Margaret Crescent, Bodmin, Cornwall, PL31 1JH

Guide: £40,000 – Plus* + FEES

MID-TERRACE HOUSE FOR IMPROVEMENT

Situated in a residential area of Bodmin is this terraced three-bedroom house of non-traditional construction, requiring updating throughout. EPC: C. Council Tax: A.



Lot 187

Flat 19, Victoria Court, Flowerpot Lane, Exeter, Devon, EX4 1EA

Guide: £120,000 – Plus* + FEES

GROUND FLOOR APARTMENT IN GATED COMPLEX

Ground-floor one-bedroom apartment close to Exeter city centre, with balcony and allocated parking. EPC: C. Council Tax: C.



Lot 188

Evergreen Cabin, Broomham Lane, Whitesmith, Lewes, East Sussex, BN8 6JQ

Guide: £325,000 – £350,000* + FEES

APPROX. ONE ACRE OF LAND IN SEMI-RURAL LOCATION WITH UNIQUE HOLIDAY RENTAL

An interesting and unique opportunity to acquire this business premises, set within just under one acre of woodland in a semi-rural location. Vacant.

Lot 189

3A The Parade, Helston, Cornwall,
TR13 8RT

Guide: £45,000 – £55,000* + FEES

*FIRST FLOOR TWO-BEDROOM FLAT FOR
UPDATING*

Situated close to all local amenities
within the town of Helston. EPC: D.
Council Tax: TBC.



Lot 190

85 & 85A St. Denys Road, Southampton,
SO17 2FS

Guide: £290,000 – £310,000* + FEES

*FREEHOLD BUILDING COMPRISING THREE
FLATS FOR INVESTMENT*

The property is considered ideal for
addition to an income-producing
portfolio. EPC's: C. Council Tax: A.



Lot 191

10A Moor Lane Close, Torquay, Devon,
TQ2 8PL

Guide: £200,000 – Plus* + FEES

*DETACHED FOUR-BEDROOM HOUSE IN
POPULAR LOCATION*

Located in a quiet cul-de-sac on the
outskirts of Torquay. Driveway and
integral garage. Access to local shops
and amenities. EPC: D. Council Tax: D.



Lot 192

Flat 4, Westfield House, 80 Westgate,
Chichester, West Sussex, PO19 3HP

Guide: £195,000 – Plus* + FEES

*TWO-BEDROOM FLAT IN NEED OF
IMPROVEMENT*

Situated close to the centre of
Chichester, following refurbishment
works, the flat would be ideally suited to
owner occupation or addition to an
investment portfolio. EPC: D.
Council Tax: C.





MOTIS
ESTATES

Lot 193

25-27 Black Bull Road, Folkestone, Kent,
CT19 5QN

Guide: £200,000 – Plus* + FEES

*COMMERCIAL AND RESIDENTIAL
INVESTMENT*

Situated on the corner with Black Bull
Road and Pavillion Road. Currently let at
£22,440 per annum. EPCs: C and D(79)
Total floor area 144 sq.m. Council Tax: B.



Lot 194

2 Goings Wharf, Colchester Road,
Heybridge, Maldon, Essex, CM9 4DD

Guide: £225,000 – Plus* + FEES

*VACANT FREEHOLD TOWNHOUSE WITH
PARKING*

Two-bedroom townhouse with two
parking spaces situated in Heybridge,
well placed for local shops, canal walk
and access to retail park and Maldon.
EPC: C. Council Tax: B.



Lot 195

7 Barn Close, Borden, Sittingbourne,
Kent, ME9 8JW

Guide: £220,000 – £225,000* + FEES

*FREEHOLD TWO-BEDROOM SEMI-
DETACHED HOUSE – A RESIDENTIAL
INVESTMENT*

The property has a gas heating system
via radiators and is currently let at
£16,200 per annum. EPC: D.
Council Tax: D.



Lot 196

17B Shrubbery Road, London, SW16 2AS

Guide: £280,000 – £300,000* + FEES

*TWO-BEDROOM BALCONY FLAT IN
CENTRAL LOCATION*

This vacant flat has fully double-glazed
windows and a gas heating system via
radiators. EPC: C. Council Tax: B.

Lot 197

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

Guide: £55,000 – Plus* + FEES

RETIREMENT APARTMENT WITH SEA VIEWS

A two-bedroom retirement flat with sea views, situated on the first floor and accessed by lift or stairs. EPC: D. Council Tax: D.



Lot 198

13 Weech Road, Dawlish, Devon,
EX7 9BW

Guide: £150,000 – Plus* + FEES

FORMER HISTORIC SITE FOR RESIDENTIAL DEVELOPMENT WITH PLANNING FOR SEVEN DWELLINGS

Former vicarage, coach house and land, close to seafront. Planning for restoration of existing buildings into six dwellings and construction of a new build dwelling.



Lot 199

Torre Cottage, Upton Road, Torquay,
Devon, TQ1 4AB

Guide: £260,000 – Plus* + FEES

ELEVEN-UNIT LICENSED HMO IN CENTRAL LOCATION

An 11-unit HMO producing an income of over £52,000 per annum. EPC: D. Council Tax: E.



Lot 200

267 Park Road, Sittingbourne, Kent,
ME10 1ER

Guide: £150,000 – £160,000* + FEES

VACANT TWO-BEDROOM HOUSE

The property has double glazed windows and a gas heating system via radiators. Requires redecoration. EPC: D. Council Tax: B.





Lot 201

Flat 5, 2 York Mews, Shaftesbury Avenue,
Folkestone, Kent, CT19 4NR

Guide: £90,000 – £100,000* + FEES

FLAT FOR IMPROVEMENT

This vacant first floor flat is within easy access of shops and close proximity to junction 11 of the M20. EPC: TBC. Council Tax: A.



Lot 202

46 Tower Hamlets Road, Dover, Kent,
CT17 0DT

Guide: £100,000 – £105,000* + FEES

THREE-BEDROOM TERRACE HOUSE FOR IMPROVEMENT

Popular location close to local shops with the town also within close proximity. Gas heating via radiators. Majority double glazed windows. EPC: D. Council Tax: B.



Lot 203

Beach House, Porthallow, St. Keverne,
Helston, Cornwall, TR12 6PW

Guide: £165,000 – Plus* + FEES

DETACHED WELL PRESENTED THREE-BEDROOM BEACH HOUSE IN IDYLIC LOCATION

Charming property situated a short distance from the shoreline in an idyllic location. Most recent use as a successful holiday let. EPC: F



Lot 204

Flat 2, Academy Court, Beaconsfield Road, Bexley, Kent, DA5 2GA

Guide: £180,000 – £185,000* + FEES

VACANT GROUND FLOOR FLAT WITH PARKING

Two-bedroom flat with two bathrooms and allocated parking. Requires some redecoration and general improvement. A suitable investment. EPC: D. Council Tax: C.

Lot 205

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

Guide: £195,000 – 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 206

31 Cody Close, Wallington, Surrey,
SM6 9EW

Guide: £130,000 – £135,000* + FEES

GROUND FLOOR FLAT WITH LONG LEASE

One-bedroom flat with private balcony area close to local amenities and transport links. EPC: C. Council Tax: B.



Lot 207

Apartment 45, Whitecliffs, The Leas,
Folkestone, Kent, CT20 2DT

Guide: £100,000 – Plus* + FEES

TWO-BEDROOM FIRST FLOOR APARTMENT WITH SEA VIEWS

Located close to the town with its range of facilities. The apartment needs redecoration and improvement. EPC: D. Council Tax: D.



Lot 208

9 Maylam Gardens, Sittingbourne, Kent,
ME10 1GA

Guide: £210,000 – £220,000* + FEES

FREEHOLD THREE-BEDROOM SEMI-DETACHED HOUSE – A RESIDENTIAL INVESTMENT

Within close proximity of Sittingbourne town centre and currently let at £16,200 per annum. EPC: D. Council Tax: D.





Accord
Sales & Lettings

Lot 209

17 The Drive, Collier Row, Romford,
RM5 3TP

Guide: £350,000 – Plus + FEES**

HOUSE FOR IMPROVEMENT

This mid-terrace house offers a practical layout in a convenient location. EPC: D. Council Tax: D.



Lot 210

59B Thermopylae Gate, London, E14 3AX

Guide: £225,000 – Plus + FEES**

FLAT IN NEED OF REFURBISHMENT

This property requires a programme of repair and improvement. Mudchute DLR station is within easy walking distance. EPC: C. Council Tax: C.



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Lot 211

Garages and Land North West Side Of
Cooper Road, Chatham, Kent, ME5 8DH

Guide: £220,000 – Plus + FEES**

*FREEHOLD SITE COMPRISING 22 LOCK-UP
GARAGES AND PARKING SPACES*

Located in the Walderslade area of Medway. The 18 of the 22 garages are let and currently producing £19,280 per annum.



Skippers

Lot 212

Flat 62, Laurel Court, 24 Stanley Road,
Cheriton, Folkestone, Kent, CT19 4RL

Guide: £20,000 – Plus + FEES**

SECOND FLOOR AGE RESTRICTED FLAT

One-bedroom apartment within purpose-built block. Close to Cheriton with its cafes and shops. Residents facilities. EPC: B. Council Tax: B.

Lot 213

Victoria Cottage, Newtons Hill, Hartfield,
East Sussex, TN7 4DH

Guide: £200,000 – Plus* + FEES

*TWO-BEDROOM END-TERRACE COTTAGE
WITH PARKING TO FRONT AND GARDEN
TO REAR*

Two-bedroom end-terrace cottage in
Hartfield. Rear garden and parking to
front. Freehold with vacant possession.
EPC: D. Council Tax: TBC.



Lot 214

20 Southbourne Gardens, Lee,
Lewisham, London, SE12 8UQ

Guide: £170,000 – Plus* + FEES

*VACANT MAISONETTE FOR INVESTMENT
OR OWNER OCCUPATION*

Two-bedroom split-level maisonette
with private entrance and good-size
living accommodation. EPC: D. Council
Tax: C.



Lot 215

Keewadin, Undercliff Drive, St. Lawrence,
Ventnor, Isle Of Wight, PO38 1XY

Guide: £195,000 – Plus* + FEES

*FREEHOLD DETACHED HOUSE IN
ATTRACTIVE AND QUIET SETTING*

Situated in what is effectively a cul-de-
sac location at St Lawrence a short
drive from Ventnor. Ideal for use as a
weekend retreat or holiday home. EPC:
E. Council Tax: A.



Lot 216

77 Maylam Gardens, Sittingbourne,
Kent, ME10 1GA

Guide: £210,000 – £220,000* + FEES

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

Situated in Maylam Gardens and within
close proximity of Sittingbourne town
centre. Currently let at £13,500 per
annum. EPC: C. Council Tax: D.





Lot 217

97 Wilson Avenue, Deal, Kent, CT14 9NJ

Guide: £170,000 – £175,000* + FEES

MID-TERRACE HOUSE FOR IMPROVEMENT

Situated in the popular Mill Hill district. Three bedrooms, double glazed windows, off-road parking to front and rear garden. EPC: D. Council Tax: B.



Lot 218

First Floor Flat, 17A Cherry Tree Avenue, Dover, Kent, CT16 2NL

Guide: £58,000 – £63,000* + FEES

VACANT TWO-BEDROOM FLAT

Located on the Level section of Dover close to local shops. Gas heating via radiators and double glazed windows. EPC: D. Council Tax: A.



Lot 219

Flat 19, Venables Court, Venables Close, Canvey Island, Essex, SS8 7SB

Guide: £75,000 – Plus* + FEES

ONE-BEDROOM FLAT IN NEED OF MODERNISATION

First floor flat located just off the High Street. EPC: C. Council Tax: B.



Lot 220

Gra Pat, Windsor Terrace, Falmouth, Cornwall, TR11 3BP

Guide: £100,000 – Plus* + FEES

SEMI-DETACHED TWO-BEDROOM BUNGALOW FOR IMPROVEMENT

Built into a hillside and with basement storage rooms underneath and gardens. Sought after location. EPC: D. Council Tax: B.

Lot 221

241 Queens Road, Maidstone, Kent,
ME16 0LB

Guide: £120,000 – Plus* + FEES

END-TERRACE HOUSE FOR REPAIR

Located in an established residential area in Maidstone within easy reach of various local schools, Maidstone hospital and the town centre. EPC: E. Council Tax: C.



Lot 222

Higher Grants Farmhouse & The Annex,
Higher Grants, Exebridge, Dulverton,
Somerset, TA22 9BE

Guide: £170,000 – £175,000* + FEES

*THREE-BEDROOM FARMHOUSE AND
ATTACHED TWO-BEDROOM ANNEX –
FREEHOLD INVESTMENT*

Forming part of a small cluster of properties on the fringe of Exmoor National Park. Currently let at £19,200 per annum. EPC: E & F. Council Tax: E & B.



Lot 223

132 Rainham Road, Gillingham, Kent,
ME5 7EL

Guide: £230,000 – £240,000* + FEES

*PAIR OF TWO-BEDROOM FLATS FOR
INVESTMENT*

The flats are currently let at £19,080 per annum and are located close to a variety of schools, supermarkets, local amenities and transport links. EPCs: C. Council Tax: A.



Lot 224

Forge Cottage, Udimore Road, Broad
Oak, Rye, East Sussex, TN31 6DG

Guide: £235,000 – Plus* + FEES

*DETACHED COTTAGE FOR
REFURBISHMENT*

Three-bedroom property in the heart of the village of Broadoak, close to the Cinque Port town of Rye which offers a wide variety of amenities, including railway station. EPC: E. Council Tax: D.






MAP estate agents
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Lot 225

21 Fore Street, Pool, Redruth, Cornwall,
TR15 3DZ

Guide: £85,000 – Plus + FEES**

*DETACHED THREE-BEDROOM HOUSE
WITH LARGE GARDEN*

Detached three bedroom property with large garden and has been a productive rental property over recent years and would, once again, make a good addition to a rental portfolio. EPC: D. Council Tax: B.



Lot 226

110 Heathview Road, Grays, Essex,
RM16 2RT

Guide: £270,000 – Plus + FEES**

*THREE-BEDROOM SEMI-DETACHED
HOUSE FOR IMPROVEMENT*

Occupying an attractive residential setting just off Long Lane, conveniently located to the north of Grays town centre. EPC: D. Council Tax: C.




Peter Buswell
Independent Family Estate Agents

Lot 227

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

Guide: £290,000 – Plus + FEES**

*THREE-BEDROOM OLD SCHOOL UNIT WITH
POTENTIAL*

Former Salehurst School, comprising residential dwelling with additional accommodation for refurbishment and renewal throughout. EPC: E. Council Tax: E.




Corbin
Estate Agents

Lot 228

32 Larksfield Avenue, Bournemouth,
BH9 3LP

Guide: £210,000 – £230,000 + FEES**

*HOUSE WITH STRUCTURAL ISSUES FOR
IMPROVEMENT*

Semi-detached house in a popular residential suburb of Bournemouth. Off-road parking to front and extensive rear garden. EPC: D. Council Tax: C.

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