Clive Emson

LAND AND PROPERTY AUCTIONEERS



AUCTION

5th November 2026

Online Bidding Commences
3rd November 2026



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2026/Early 2027 Auction Calendar

AUCTION DATE	ENTRIES CLOSE
15th December	23rd November
10th February	15th January
15th December	22nd February

Welcome to our Auction Preview

Our September auction, once again, demonstrated the breadth and diversity of land and property being brought to market by auction. With 228 lots offered across the South of England, our September sale raised over £23 million for clients, highlighting the enduring appetite for land and property.

For sellers, auction provides a clear and transparent route to a binding sale. Once the electronic gavel falls at or above the agreed reserve, contracts are exchanged and the deposit is paid. Completion then takes place within the timescale set in the Special Conditions of Sale, usually 20 business days.

For buyers, the process offers the opportunity to carry out due diligence before bidding. Legal packs are available in advance, allowing prospective purchasers to review the legal documents and Conditions of Sale before deciding whether to bid. The combination of transparency, competition and certainty remains at the heart of the auction process.

Our November auction, once again, comprises a wide range



of property and land from across our regions. Whether you are looking for your next home, an investment, a development opportunity, commercial premises or simply something a little different, we hope you will find plenty within these pages to capture your interest.

If you are an experienced auction buyer or considering buying or selling for the first time, we hope you enjoy exploring this latest edition of our Preview Catalogue.

As always, happy hunting and bidding!



Sam Kinloch
FNAEA MNAVA

SEPTEMBER RESULTS

To view the full results list please scan the QR code or visit our website.

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



Lot 1

51 Knole Road, Dartford, Kent, DA1 3JN

Guide: £450,000 - Plus* + FEES

DETACHED FOUR-BEDROOM HOUSE FOR IMPROVEMENT AND REPAIR

Vacant 1930s house for improvement, in popular road with off-street parking and large garden. EPC: E. Council Tax: E.



Lot 2

Land On West Side of Bottles Lane, Rodmersham, Sittingbourne, Kent, ME9 0PR

Guide: £40,000 - £50,000* + FEES

FREEHOLD LAND MEASURING APPROX 4.85 ACRES

Located in the village of Rodmersham on the outskirts of Sittingbourne. Previously used to keep a horse, although the site is now overgrown.



Lot 3

Land Adjacent 12 Southernwood Rise, Folkestone, Kent, CT20 3NN

Guide: £145,000 - Plus* + FEES

FREEHOLD RESIDENTIAL DEVELOPMENT SITE WITH PLANNING PERMISSION

A steeply sloping site extending to approx 0.42 acres with permission for a detached dwelling and potential for alternative development, subject to all consents being obtainable.



Lot 4

Ground Rents, 21 Quarry Road, Tunbridge Wells, Kent, TN1 2EY

Guide: £5,000 - £10,000* + FEES

FREEHOLD GROUND RENTS

Two flats, each sold on a long lease, and producing a ground rental of £15 per annum.

Lot 5

Garages Bright Road, Chatham, Kent, ME4 5HH

Guide: £165,000 - £170,000* + FEES

COMPOUND OF 27 GARAGES

Large compound of 27 garages arranged in five separate blocks, arranged within the site and located in an established residential area.



Lot 6

St Andrew's Cottage Rear Of 21 Head Street, Halstead, Essex, CO9 2AU

Guide: £150,000 - Plus* + FEES

INVESTMENT OPPORTUNITY IN TOWN CENTRE LOCATION WITH OFF ROAD PARKING

This detached mixed-use building is offered freehold with vacant possession. EPCs: C & D (81). Council Tax: A.



Lot 7

88/88B Springfield Road, Tunbridge Wells, Kent, TN4 0RA

Guide: £144,000 - £148,000* + FEES

FLAT IN NEED OF IMPROVEMENT INCLUDING FREEHOLD INTEREST

A self-contained lower flat in need of improvement and situated in a popular residential area close to local shops. EPC: C. Council Tax: A.



Lot 8

Four Parcels Of Land in Leeds Village, Leeds, Maidstone, Kent, ME17 1RP

Guide: £6,500 - £7,000* + FEES

FOUR PARCELS OF LAND MEASURING APPROX FOUR ACRES

Four parcels of land located in the Leeds and Broomfield area of Maidstone.





Lot 9

Land at Beatty Road, Eastbourne, East Sussex, BN23 6DG

Guide: £20,000 - £25,000* + FEES

FREEHOLD CAR PARK

Located adjacent a busy parade of shops. Licence Agreement in place paying a rental of £1,200 per annum.



Lot 10

Garages Adj. 23 Queens Road, Snodland, Kent, ME6 5BH

Guide: £100,000 - £110,000* + FEES

COMPOUND OF SEVEN GARAGES CLOSE TO TOWN CENTRE

Standing on a plot extending to 0.03 hectares (0.07 acres) in an established residential area close to the busy town centre.



Lot 11

Vector House, Merle Common Road, Oxted, Surrey, RH8 0RP

Guide: £425,000 - £450,000* + FEES

DETACHED PROPERTY ARRANGED AS OFFICES AND GARAGES WITH POTENTIAL

Rare opportunity to acquire a former business centre arranged as offices, garages and stores with secure yard and parking. EPC: D (93). Total Floor Area 152 sq.m.



Lot 12

9 Orchard Court, Blackfen Road, Sidcup, Kent, DA15 8PX

Guide: £150,000 - Plus* + FEES

ONE-BEDROOM FLAT WITH SHARE OF FREEHOLD

Vacant top-floor flat with share of freehold, electric heating and double glazing. Near Blackfen shops. Scope for improvement and future letting. EPC: E. Council Tax: B

Lot 13

Highfield Park Play Area, Highfield Park, Latchbrook, Saltash, Cornwall, PL12 4XR

Guide: £250 - Plus* + FEES

FREEHOLD LAND

The land extends to approximately 0.016 hectares (0.04 acres).



Lot 14

Garages Rear Of 126 High Street, Lydd, Romney Marsh, Kent, TN29 9BA

Guide: £150,000 - Plus* + FEES

FREEHOLD INVESTMENT OF 23 LOCK-UP GARAGES WITH FORECOURT

A freehold investment currently let at £17,040 per annum.



Lot 15

7-9 High Street, Gillingham, Dorset, SP8 4AA

Guide: £145,000 - £155,000* + FEES

TOWN CENTRE PROPERTY WITH CONSENT FOR THREE DWELLINGS

Freehold building with planning for conversion into three, two-bedroom residential units, in attractive Dorset village centre.



Lot 16

35 Charlotte Street, Folkestone, Kent, CT20 1LF

Guide: £100,000 - £105,000* + FEES

TWO-BEDROOM END-TERRACE HOUSE

Situated close to facilities, including the Old High Street. EPC: D. Council Tax: B.



MARTIN&CO



Lot 17

Land North Side Of Dunromin Oak, House Lane, Haltoft End, Boston, PE22 0PJ

Guide: £75,000 - £85,000* + FEES

PARCEL OF LAND

Parcel of land with planning application submitted for detached dwelling.



Lot 18

63 East Street, Sittingbourne, Kent, ME10 4BQ

Guide: £160,000 - £170,000* + FEES

MIXED RESIDENTIAL AND COMMERCIAL PROPERTY

A ground floor commercial unit, plus two-bedroom maisonette occupying the upper floors. Commercial EPC: D (99) Total Floor Area 95 sq.m. Flat EPC: D. Council Tax: A.



Lot 19

65 St. Peters Place, Canterbury, Kent, CT1 2DA

Guide: £165,000 - Plus* + FEES

TWO-BEDROOM CITY HOUSE WITH PARKING TO REAR

A short distance from Canterbury city centre with its numerous shops and amenities. Has a gas heating system via radiators and requires improvement throughout. EPC: D. Council Tax: C.



Lot 20

Rhodes House, Beacon Hill, Chatham, Kent, ME5 7JW

Guide: £950,000 - £1,000,000* + FEES

SUBSTANTIAL DETACHED BLOCK OF 23 UNITS ON 0.47 ACRES WITH DEVELOPMENT POTENTIAL

Potential for remodelling, extension or redevelopment, subject to all necessary consents being obtainable. EPCs: 17 units C. Six units E. Council Tax Bands: A & TBC.

Lot 21

194 West Street, Fareham, Hampshire, PO16 0HF

Guide: £170,000 - £190,000* + FEES

VACANT FREEHOLD COMMERCIAL PREMISES WITH POTENTIAL

Situated close to the centre of Fareham, this property is considered ideal for conversion into residential, subject to all necessary consents. EPC: TBC.



Lot 22

2A Royal Crescent, Sandown, Isle Of Wight, PO36 8LZ

Guide: £50,000 - Plus* + FEES

ONE-BEDROOM BUNGALOW WITH GARDEN FOR INVESTMENT OR OCCUPATION

Tucked away in Sandown town centre. Ideal weekend retreat or holiday home, once restored. EPC: D. Council Tax: A.



Lot 23

Christmas Tree Plantation, Higher Grants, Exebridge, Dulverton, Somerset, TA22 9BE

Guide: £50,000 - £60,000* + FEES

FREEHOLD SITE EXTENDING TO ALMOST EIGHT ACRES

Freehold site with Christmas trees.



Lot 24

71 Calverley Road, Tunbridge Wells, Kent, TN1 2UY

Guide: £480,000 - £500,000* + FEES

VACANT COMMERCIAL UNIT WITH POTENTIAL

Former restaurant premises located in the heart of Royal Tunbridge Wells. EPC: B (49). Total Floor Area 354 sq.m.



bracketts est.1828 CHARTERED SURVEYORS



Lot 25

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

Guide: £80,000 - £90,000* + FEES

FLAT FOR IMPROVEMENT

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



Lot 26

The Pig Farm, Guildford Road, Bucks Green, West Sussex, RH12 3JJ

Guide: £1,200,000 - £1,300,000* + FEES

LAND IN FAVOURED LOCATION WITH OUTLINE PLANNING FOR SIX DWELLINGS

Rectangular shaped and extending to just under three quarters of an acre.



Lot 27

35-37 High Street, Cranbrook, Kent, TN17 3EE

Guide: £375,000 - Plus* + FEES

VACANT COMMERCIAL AND RESIDENTIAL PROPERTY

A period two storey mid-terrace property in the heart of the popular town of Cranbrook, arranged as a shop on the ground floor and four-bedroom flat on the first floor. EPCs: TBC. Council Tax: C.



Lot 28

Flat 3, 74 Osborne Road, Farnborough, Hampshire, GU14 6AS

Guide: £120,000 - £140,000* + FEES

ONE-BEDROOM LEASEHOLD FLAT IN NEED OF IMPROVEMENT WITH SHARE OF FREEHOLD

Close to the centre of Farnborough this flat would be a welcome addition to an investment portfolio. EPC: D. Council Tax: B.

Osbornes

Lot 29

Car Parking Spaces, Grants Walk, St. Austell, Cornwall, PL25 5PX

Guide: £30,000 - Plus* + FEES

NINE FREEHOLD TOWN CENTRE CAR PARKING SPACES

A run of nine car parking spaces situated on Grants Walk in St. Austell town centre. Each space has previously been rented on licences at £400 per annum.



Lot 30

Land Associated With Knights Place Farm, Rochester, Kent, ME2 3UB

Guide: £90,000 - £100,000* + FEES

MAST INVESTMENT

A freehold pair of telephone masts for investment located south-west of the M2. Currently let at £18,333 per annum.



Lot 31

8 Royle Close, Romford, RM2 5PS

Guide: £140,000 - Plus* + FEES

FIRST FLOOR FLAT FOR IMPROVEMENT

A two-bedroom flat with garage. The property is ideally located for access to Romford town centre and Gidea Park Elizabeth Line Station. EPC: E. Council Tax: C.



Lot 32

Land Opposite Shepherds Cottage, Warehorne, Ashford, Kent, TN26 2LP

Guide: £10,000 - Plus* + FEES

HALF ACRE SITE

Freehold land extending to 0.21 hectares (0.52 acres). What3Words location reference is convinces.snitch.skis





Lot 33

116 Sandgate Road, Folkestone, Kent, CT20 2BW

Guide: £300,000 - Plus* + FEES

FREEHOLD VACANT SHOP, VACANT TWO-BEDROOM FLAT PLUS TWO-BEDROOM INVESTMENT FLAT IN PRIME LOCATION

Commercial premises with rear yard. EPC: C (53). Total Floor Area 155 sq.m. Separate GF communal entrance to two flats. EPCs: C & G. Council Tax: A.



Lot 34

3 Leysdown Avenue, Bexleyheath, Kent, DA7 6AZ

Guide: £315,000 - Plus* + FEES

SEMI-DETACHED HOUSE LET ON A STATUTORY TENANCY

Three-bedroom semi-detached house, subject to a Statutory Tenancy, producing £13,680 per annum. Driveway, detached garage and good-size rear garden. EPC: E. Council Tax: D.



Lot 35

Land Adjoining The Rosary and The Leas, Wycke Hill, Maldon, Essex, CM9 6SH

Guide: Nil - Reserve* + FEES

STRIP OF FREEHOLD LAND

Situated in a modern residential development to the west of Maldon town centre and close to the A414.



Lot 36

Doctors Surgery, 27-29 Links Road, Portslade, Brighton, BN41 1XH

Guide: £500,000 - Plus* + FEES

FORMER DOCTORS SURGERY WITH POTENTIAL FOR RESIDENTIAL CONVERSION

Medical premises with potential for development, subject to all necessary consents being obtainable. EPC: TBC.



Lot 37

52 Meadfoot Lane, Torquay, Devon, TQ1 2BP

Guide: £100,000 - Plus* + FEES

MID-TERRACE PROPERTY COMPRISING THREE-BEDROOM MAISONETTE AND GARDEN FLAT FOR IMPROVEMENT AND REPAIR

Close to Torquay harbourside. Combined current rent of £19,740 per annum. EPCs: C. Council Tax: B & A.



Lot 38

62 Prince Charles Avenue, Walderslade, Chatham, Kent, ME5 8EY

Guide: £270,000 - £280,000* + FEES

PLANNING FOR CONVERSION INTO FOUR-BEDROOM HOUSE WITH EN-SUITES

Detached bungalow with planning for conversion into a four-bedroom house, three with en-suites. EPC: TBC. Council Tax: E.



Lot 39

The Estate Office, Avenue Road, Freshwater, Isle Of Wight, PO40 9UT

Guide: £50,000 - Plus* + FEES

FREEHOLD TOWN CENTRE RETAIL UNIT FOR INVESTMENT OR OCCUPATION

Prime town centre location. Ideal for a niche owner-occupier, retailer or addition to an income-producing commercial portfolio. EPC: C (75) . Total Floor Area 56 sq.m.



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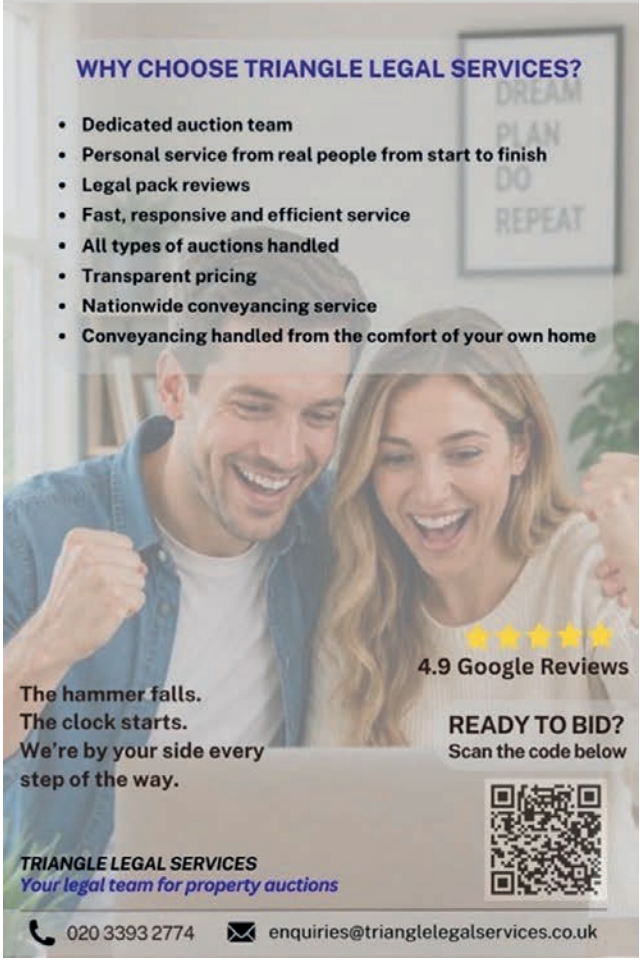
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Lot 40

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

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

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

Close to town centre and convenient for railway station. On site and undercroft parking. Let at £239,400 p.a. plus five vacant flats. EPCs: C, D & TBC.



Lot 41

Stables and Paddock Land, Higher Grants, Exebridge, Dulverton, Somerset, TA22 9BE

Guide: £25,000 - £30,000* + FEES

TWO AND A HALF ACRES WITH STABLES AND OUTBUILDING

Freehold parcel of land in the Exe Valley. Road frontage with stable and additional building on site.



Lot 42

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

Guide: £170,000 - £190,000* + 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 43

Ground Floor Flat, 18 Endfield Road, Bournemouth, BH9 1TH

Guide: £160,000 - £180,000* + FEES

FREEHOLD FLAT WITH SUBSTANTIAL GARDEN

Freehold flat with development potential, subject to all consents being obtainable. EPC: TBC. Council Tax: B.

house & son
Estd. 1939

Lot 44

Paddock Land, Higher Grants, Exebridge, Dulverton, Somerset, TA22 9BE

Guide: £25,000 - £30,000* + FEES

OVER THREE ACRES PADDOCK LAND WITH FRONTAGE

Freehold site with road frontage. Potential as pony paddocks or vineyard, subject to all necessary consents being obtainable.



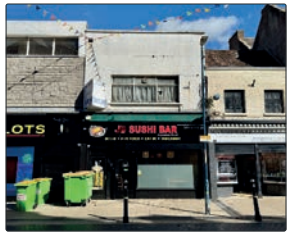
Lot 45

35 Biggin Street, Dover, Kent, CT16 1BU

Guide: £140,000 - £160,000* + FEES

TOWN CENTRE COMMERCIAL INVESTMENT WITH VACANT UPPER PARTS

Currently let at £15,000 per annum, plus vacant upper parts. EPC: B (40). Total Floor Area 134 sq.m.



Lot 46

144A High Street, Newport, Isle Of Wight, PO30 1TY

Guide: £320,000 - £350,000* + FEES

FREEHOLD TOWN CENTRE BLOCK OF FOUR TWO-BEDROOM FLATS AND A ONE-BEDROOM FLAT

Ideal town centre location for an investment opportunity capable of producing a very worthwhile income when fully let. EPCs: C, D & E. Council Tax: A & B



Lot 47

Stenyho, Soames Lane, Ropley, Alresford, Hampshire, SO24 0ER

Guide: £25,000 - Plus* + FEES

APPROXIMATELY HALF AN ACRE OF LAND WITH VACANT POSSESSION

Located close to Ropley, Alresford and Alton this freehold land is ideal for storage use or smallholding. May have development potential, subject to all necessary consents being obtainable.



David Evans ESTATE AGENTS



Lot 48

216 High Street, Sheerness, Kent, ME12 1UN

Guide: £250,000 - £260,000* + FEES

MIXED-USE INVESTMENT IN TOWN CENTRE

A mixed-use building located in Sheerness town centre. The building is arranged as a commercial unit and three self-contained flats. EPCs: B, D, E & E. Council Tax: A.



Lot 49

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

Guide: £175,000 - £185,000* + FEES

TWO-BEDROOM HOUSE FOR INVESTMENT OR OCCUPATION WITH PARKING SPACE

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 50

Land at Tolvaddon Down, Off Tolvaddon Energy Park, Tolvaddon, Camborne, Cornwall, TR14 0EH

Guide: £5,000 - PLUS* + FEES

HARDSTANDING AREA AND LAND

Freehold land comprising a hardstanding area which opens up onto a good size open green measuring approximately 0.12 hectares (0.3 acres). With access leading out to the main road.



Lot 51

Penzance Old Fire Station, Guildhall Road, Penzance, Cornwall, TR18 2QZ

Guide: £15,000 - Plus* + FEES

DETACHED FREEHOLD BUILDING

This single storey property is situated within the town of Penzance, and most recently used as an office. EPC: D (84).

Lot 52

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

Guide: £165,000 - Plus* + FEES

DETACHED COTTAGE FOR IMPROVEMENT

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



Lot 53

Land on the North Side of Station Road, Petersfield, Hampshire, GU31 4AH

Guide: £10,000 - £12,000* + FEES

FREEHOLD LAND WITH POTENTIAL

Approximately 0.08 hectares (0.20 acres) close to the centre of Petersfield and surrounded by residential properties. Development potential, subject to all necessary consents.



Lot 54

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

Guide: £100,000 - 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 55

2 Kingsland Close, West Mersea, Colchester, CO5 8AQ

Guide: £250,000 - Plus* + FEES

ONE-BEDROOM DETACHED COTTAGE FOR DEMOLITION ON APPROXIMATELY 0.14 ACRES OF LAND

Located in West Mersea and offered freehold with vacant possession.





Lot 56

Land Ore Place, Hastings, East Sussex, TN34 2LR

Guide: £60,000 - £70,000* + FEES

0.7 ACRES OF FREEHOLD LAND IN A RESIDENTIAL AREA

Situated in a residential area and with potential for development, subject to all necessary consents being obtainable.



Lot 57

The Bethel Church, High Brooms Road, Tunbridge Wells, Kent, TN4 9DA

Guide: £250,000 - Plus* + FEES

DETACHED FORMER CHURCH WITH POTENTIAL

Located in an established residential area on the outskirts of Tunbridge Wells, a short distance from High Brooms railway station and Fountains Retail Park, home to various retailers including Marks & Spencer.



Lot 58

116 Avenue Road, Sandown, Isle Of Wight, PO36 8DZ

Guide: £100,000 - Plus* + FEES

FREEHOLD DETACHED COTTAGE FOR INVESTMENT

This historic cottage, built in 1631, is let and is ideally suited for addition to an income-producing portfolio. EPC: D. Council Tax: D.

chinneck shaw



Lot 59

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

Guide: £80,000 - £85,000* + FEES

LAND WITH PLANNING

Consent granted for 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.

BCM

Lot 60

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 61

The Willow, Brook Close, Sampford Courtenay, Okehampton, Devon, EX20 2TF

Guide: £115,000 - Plus* + FEES

PARTIALLY COMPLETED DETACHED VERSATILE HOME

Bespoke one-bedroom home in the village of Sampford Courtenay and offering an unusual opportunity for a purchaser prepared to complete the remaining works. EPC: TBC.



Lot 62

Land Adjacent 4 Chilworth Close, Chilworth, Southampton, SO16 7JJ

Guide: £65,000 - £75,000* + FEES

SITE WITH PLANNING FOR THREE-BEDROOM DETACHED CHALET BUNGALOW

Freehold site in attractive suburb.



Lot 63

18 St. Thomas' Square, Newport, Isle Of Wight, PO30 1SG

Guide: £85,000 - £90,000* + FEES

THREE STOREY FREEHOLD TOWN CENTRE COMMERCIAL INVESTMENT

Situated in an attractive town centre location. Currently let at £13,000 per annum. EPC: C (71). Total Floor Area 102 sq.m.





Lot 64

66 Cavell Drive, Bishop's Stortford, Hertfordshire, CM23 5PX

Guide: £210,000 - Plus* + FEES

THREE-BEDROOM SPLIT LEVEL MAISONETTE

Desirable location and within proximity of Bishop's Stortford railway station, making it ideal for London commuters and those needing quick access to Stansted Airport. EPC: D. Council Tax: C.



Lot 65

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

Guide: £190,000 - £210,000* + FEES

FREEHOLD SITE WITH PLANNING FOR FIVE HOUSES

Planning granted for attractive terrace of five houses. Plans shows each house has three bedrooms, rear garden and parking to front.



Lot 66

32 Kings Road, St. Leonards-on-Sea, East Sussex, TN37 6DX

Guide: £310,000 - £320,000* + FEES

FREEHOLD MIXED USE INVESTMENT

A freehold mixed use investment situated in a prominent position on Kings Road, within easy reach of local shops, amenities and seafront. The building is let at £33,282.64 per annum.

EPCs: D & TBC. Council Tax: A.



Lot 67

Site Adjacent to The Lodge, Boughton Mount, Boughton Lane, Boughton Monchelsea, Maidstone, Kent, ME17 4NA

Guide: £180,000 - £200,000* + FEES

SITE WITH PLANNING FOR DETACHED HOUSE

Located in a semi-rural location and extending to approximately 0.09 hectares (0.22 acres).

Lot 68

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 69

42 Quay Street, Newport, Isle Of Wight, PO30 5BA

Guide: £170,000 - £190,000* + FEES

TOWN CENTRE OFFICE BUILDING WITH PARKING

Two storey building, originally constructed as a chapel, but more recently used as offices. The property is partially let. EPC: B (49). Total Floor Area 410 sq.m.



Lot 70

95 Norbury Crescent, London, SW16 4JT

Guide: £200,000 - £225,000* + FEES

GROUND FLOOR FLAT IN CENTRAL LOCATION WITH GARDEN AND PARKING

Two bedroom conversion in need of some repair. EPC: D. Council Tax: C.



Lot 71

Lakeside Lodges, Higher Grants, Exebridge, Dulverton, Somerset, TA22 9BB

Guide: £250,000 - £270,000* + FEES

FREEHOLD TEN ACRE SITE WITH LAKES AND LODGES

Located in the picturesque Exe Valley. Four lodges and two lakes. Potential for further lodges, subject to all necessary consents being obtainable.





Lot 72

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

Guide: £400,000 - Plus* + FEES

FREEHOLD MIXED USE INVESTMENT IN TOWN CENTRE

Four shops which are let and five maisonettes each sold on a long lease. EPCs: D(94). Floor Area 79 sq.m.; B(40) Floor Area 78 sq.m.; C(52) Floor Area 77 sq.m. & C (55) Floor Area 274 sq.m.



Lot 73

22 Godfreys Mews, Chelmsford, CM2 0XE

Guide: £50,000 - Plus* + FEES

ONE-BEDROOM RETIREMENT FLAT

Ground floor retirement flat with patio access in Chelmsford City Centre. The building has a lift and concierge. Offered with vacant possession. EPC: C. Council Tax: B.



Lot 74

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

Guide: £60,000 - Plus* + FEES

VERSATILE PROPERTY WITH POTENTIAL CLOSE TO TOWN CENTRE

Substantial two storey commercial property situated within the heart of the Cornish town of St. Austell. EPC: E (105). Total Floor Area 292 sq.m.



Lot 75

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

Guide: £95,000 - Plus* + FEES

GROUND FLOOR APARTMENT IN GATED COMPLEX

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

MARTIN&CO

Lot 76

1 College Farm Industrial Estate, College Close, Sandown, Isle of Wight, PO36 8EB

Guide: £115,000 - £125,000* + FEES

FREEHOLD VACANT TWO STOREY COMMERCIAL UNIT WITH GATED YARD

Situated in an established industrial estate this unit offers flexible accommodation and has a secure yard/compound to the front. EPC: C (55). Total Floor Area 246 sq.m.



SCOTCHER & Co

Lot 77

Miramar Lodge, Bonchurch Shute, Ventnor, Isle Of Wight, PO38 1NX

Guide: £225,000 - Plus* + FEES

FORMER STABLE BLOCK ARRANGED AS A CHARMING COTTAGE WITH GARAGE AND GARDENS

An attractive cottage with two bedrooms, balcony, double garage and gardens. Ideal weekend retreat or holiday home. EPC: F. Council Tax: D.



webb jenkins

Lot 78

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

Guide: £135,000 - £145,000* + 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.



Hose Rhodes Dickson

Lot 79

Kenython House, Kenython Lane, St. Just, Penzance, Cornwall, TR19 7PT

Guide: £575,000 - Plus* + FEES

FORMER CAPTAINS HOUSE PLUS THREE-BEDROOM BUNGALOW SET IN OVER 8.5 ACRES OF LAND WITH COUNTRYSIDE AND SEA VIEWS

EPC: F. Council Tax: F & C.



ANDREW EXELBY ESTATE AGENTS



Lot 80

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

Guide: £550,000 - Plus* + FEES

EQUESTRIAN FACILITY - INDOOR MANÈGE, STABLES, PADDOCKS AND ACCOMMODATION

An equestrian facility measuring approx. 4.4 acres with stabling, sand school, paddocks, barns and residential accommodation. EPCs: TBC. Council Tax: A.



Lot 81

100 Florence Road, Maidstone, Kent, ME16 8EN

Guide: £210,000 - £215,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

Vacant three-bedroom semi-detached house close to town centre. EPC: D. Council Tax: C.



Lot 82

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

Guide: £160,000 - £165,000* + FEES

MIXED RESIDENTIAL AND COMMERCIAL BUILDING WITH POTENTIAL

Occupying a prominent position, within easy reach of Hastings town centre and railway station. EPCs: C (53). Total Floor Area 242 sq.m. and TBC. Council Tax: B.



Lot 83

68A Dagenham Road, Romford, RM7 0DA

Guide: £180,000 - Plus* + FEES

RESIDENTIAL INVESTMENT IN POPULAR LOCATION

An opportunity to acquire a leasehold two-bedroom flat, currently let at £15,000 per annum. EPC: D. Council Tax: B.

Lot 84

390C Bitterne Road, Bitterne Village, Southampton, SO18 5RS

Guide: £190,000 - £210,000* + FEES

FREEHOLD INVESTMENT WITH UPPER FLOORS FOR DEVELOPMENT

Commercial investment with scope for additional development, subject to all necessary consents being obtainable. EPC: TBC.



Lot 85

32 Larksfield Avenue, Bournemouth, BH9 3LP

Guide: £175,000 - £185,000* + 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.



Lot 86

Albert House, Stone Street, Cranbrook, Kent, TN17 3HG

Guide: £290,000 - £300,000* + FEES

PAIR OF SHOPS AND TWO FLATS FOR REFURBISHMENT

A period end-terrace property located in the popular town of Cranbrook currently arranged as two shops and two flats. EPCs: TBC. Council Tax: B & D.



Lot 87

3 Bramley Road, Snodland, Kent, ME6 5DY

Guide: £190,000 - £195,000* + FEES

HOUSE FOR REFURBISHMENT

A mid-terrace house situated close to the town centre of this popular village. Now in need of refurbishment and modernisation. EPC: TBC. Council Tax: B.





Lot 88

96 & 96A High Street, Bridge, Canterbury, Kent, CT4 5LB

Guide: £220,000 - £230,000* + FEES

PERIOD FREEHOLD DOUBLE-FRONTED SHOP AND FLAT IN POPULAR VILLAGE LOCATION

Approx 2.5 miles south east of Canterbury. Shop and flat individually let. Total income £14,520 p.a. Shop EPC: B (40). Total Floor Area 55 sq.m. Flat EPC: D. Council Tax: A.



Lot 89

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

Guide: £80,000 - £90,000* + 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 90

20 Esplanade, Kirkley, Lowestoft, Suffolk, NR33 0QG

Guide: £275,000 - £300,000* + FEES

FORMER RESTAURANT AND BAR PREMISES FOR IMPROVEMENT AND REPAIR ON THE SEAFRONT

This established building, offering versatile accommodation, has sea views and car parking. EPC: TBC.



Lot 91

52 College Street, Camborne, Cornwall, TR14 7LE

Guide: £115,000 - Plus* + FEES

THREE STOREY TERRACED HOUSE WITH GARAGE, CLOSE TO TOWN CENTRE

A three-bedroom house arranged over three floors, with two reception rooms, enclosed gardens and a detached garage. Offered with vacant possession. EPC: D. Council Tax: A.

Lot 92

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

Guide: £350,000 - Plus* + FEES

TOWN CENTRE FORMER CHAPEL ARRANGED AS DANCE STUDIO AND EVENTS VENUE WITH 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.



Glanfield Holmlund
01420 544117

Lot 93

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

Guide: £100,000 - £110,000* + 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 linking Ashford and Folkestone.



btf

Lot 94

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

Guide: £75,000 - Plus* + FEES

FOUR-STOREY 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.



Bettesworths

Lot 95

2 Colbert Hall Mews, Tar Lane, Ottery St. Mary, Devon, EX11 1AG

Guide: £95,000 - Plus* + FEES

COTTAGE CONVERSION FOR COMPLETION - SECOND FIX REQUIRED

Partially converted two storey, reversed level, mid-terrace property with planning for conversion into a dwelling. Works have commenced and completion is required.





Lot 96

11 Malling Road, Snodland, Kent, ME6 5AA

Guide: £150,000 - Plus* + FEES

VACANT MIXED USE BUILDING WITH POTENTIAL

A mixed-use building in the centre of Snodland. May have potential for sub-division, subject to consents. EPC: TBC. Council Tax: B.



Lot 97

14 Martens Avenue, Bexleyheath, Kent, DA7 6BD

Guide: £315,000 - Plus* + FEES

SEMI-DETACHED HOUSE LET ON A STATUTORY TENANCY

Three-bedroom house let under a Statutory Tenancy. Double glazing, gas heating, driveway, garage and good-size rear garden with pleasant wooded aspect. EPC: D. Council Tax: D.



Lot 98

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

Guide: £320,000 - 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 99

14 York Road, Seaton, Devon, EX12 2SA

Guide: £150,000 - Plus* + FEES

REFURBISHED TWO-BEDROOM TERRACED PROPERTY

Situated on the Jurassic coastline. The property has a small rear courtyard. EPC: D. Council Tax: B.

John Wood & Co

Lot 100

4 Humphreys, Petteridge Lane, Matfield, Tonbridge, Kent, TN12 7LT

Guide: £139,000 - £140,000* + FEES

FLAT IN NEED OF IMPROVEMENT IN VILLAGE LOCATION

First floor purpose-built flat to be sold on a new 999-year lease. EPC: D. Council Tax: B.



Lot 101

241 Queens Road, Maidstone, Kent, ME16 0LB

Guide: £120,000 - Plus* + FEES

END-TERRACE HOUSE FOR REPAIR

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



Lot 102

76 Grange Road, Tunbridge Wells, Kent, TN4 8QB

Guide: £225,000 - £230,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

Semi-Detached house in need of refurbishment. EPC: C. Council Tax: C.



Lot 103

The Granary, Cowstead Farm, Cowstead Road, Stockbury, Sittingbourne, Kent, ME9 7UA

Guide: £550,000 - Plus* + FEES

GRANARY AND OUTBUILDINGS ON APPROX 14 ACRES WITH FENCED PADDOCKS IN RURAL LOCATION

Detached one-bedroom dwelling with outbuilding arranged as annex, on a site of approx. 14 acres with fenced paddocks and double garage. EPC: TBC. Council Tax: C.



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Lot 104

114 & 116 Albert Road, Plymouth, Devon, PL2 1AF

Guide: £595,000 - PLUS* + FEES

TWO FREEHOLD HMO PROPERTIES CLOSE TO DEVONPORT DOCKYARD

Substantial investment being two adjoining properties arranged as a five-bedroom and six-bedroom HMO. Communal facilities, courtyard areas and garage. EPCs: C & D. Council Tax: D & D.



Lot 105

Flat 12, Sturmer Court, Queen Elizabeth Way, Colchester, CO2 8LU

Guide: £70,000 - Plus* + FEES

TWO-BEDROOM 2ND FLOOR FLAT FOR REFURBISHMENT

Vacant flat conveniently located in the Berechurch development in Colchester. EPC: TBA. Council Tax: A.



Lot 106

Heath Cottage, Fyrsway, Fairlight, Hastings, East Sussex, TN35 4BG

Guide: £320,000 - £340,000* + FEES

DETACHED CHALET BUNGALOW WITH PLANNING FOR REDEVELOPMENT

A three-bedroom freehold property on a plot of approximately 0.24 acres (0.10 hectares). Offered with Planning Permission. EPC: F. Council Tax: TBC.



Lot 107

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

Guide: £95,000 - Plus* + FEES

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

Ideal for occupation, letting or holiday use. Situated one road back from the seafront and has two bedrooms and a garage. EPC: E. Council Tax: B.

Lot 108

17 Norman Road, Tunbridge Wells, Kent, TN1 2RY

Guide: £216,000 - £220,000* + FEES

HOUSE CLOSE TO TOWN CENTRE IN NEED OF REFURBISHMENT

Mid-terrace house on three floors in need of refurbishment and modernisation. Situated close to the town centre. EPC: C. Council Tax: C.



Lot 109

Castle View, Burnt Oak, Sidbury, Sidmouth, Devon, EX10 0RE

Guide: £360,000 - Plus* + FEES

DETACHED COTTAGE IN VILLAGE LOCATION FOR UPDATING

Well-proportioned versatile accommodation arranged over three floors. Front and rear gardens. EPC: G. Council Tax: E.



Lot 110

57 Tennyson Road, Cowes, Isle Of Wight, PO31 7PY

Guide: £120,000 - £130,000* + FEES

TERRACED HOUSE FOR INVESTMENT

This freehold house is well presented throughout and is let, producing a healthy income. EPC: E. Council Tax: B.



chinneck shaw

Lot 111

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

Guide: £90,000 - £95,000* + FEES

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

Situated approx. 25 miles north of Exeter and lying on the borders of Devon/Somerset in the heart of the picturesque Exe Valley. Let at £5,400 per annum. EPC: F. Council Tax: B.





Lot 112

Ground Floor Flat, 52 Douglas Road, Herne Bay, Kent, CT6 6AF

Guide: £120,000 - £130,000* + FEES

TWO-BEDROOM GROUND FLOOR FLAT WITH GARDEN

Situated on the ground floor of a mid-terraced building. The flat could do with some improvement and has a garden to the rear. EPC: C. Council Tax: B.



Lot 113

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

Guide: £290,000 - £300,000* + FEES

UNIQUE HOLIDAY RENTAL SET IN APPROXIMATELY ONE ACRE OF SEMI-RURAL WOODLAND

An interesting opportunity to acquire this vacant business premises, set within just under one acre of woodland in a semi-rural location. Council Tax: C.



Lot 114

Springdale Farm, Longdown, Exeter, Devon, EX6 7SD

Guide: £295,000 - Plus* + FEES

DETACHED BUNGALOW WITH APPROXIMATELY 11.6 ACRES, REQUIRING RENOVATION

Two-bedroom bungalow with pasture and woodland, incomplete building works, and three occupied mobile homes situated on part of the land. EPC: TBC. Council Tax: E.



Lot 115

3 Heath Road, Maidstone, Kent, ME16 9LQ

Guide: £260,000 - Plus* + FEES

HOUSE OF MULTIPLE OCCUPANCY FOR INVESTMENT

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

Lot 116

51 Sherwood Drive, Whitstable, Kent, CT5 4PF

Guide: £250,000 - £260,000* + FEES

DETACHED BUNGALOW FOR REFURBISHMENT AND REPAIR

A two-bedroom detached bungalow on the outskirts of Whitstable, in need of refurbishment and repair. EPC: D. Council Tax: C.



Lot 117

26 Hurstcombe, Whitehall Lane, Buckhurst Hill, Essex, IG9 5JD

Guide: £320,000 - Plus* + FEES

VACANT TWO-BEDROOM GROUND FLOOR FLAT REQUIRING IMPROVEMENT

The property is well located for Buckhurst Hill High Street and Central Line Station. EPC: C. Council Tax: D.



THREE OAKS

Lot 118

Flat 41, Homeborough House, Brinton Lane, Hythe, Southampton, SO45 6EE

Guide: £20,000 - £30,000* + FEES

RETIREMENT FLAT

Retirement flat in attractive Hampshire village. EPC: C. Council Tax: B.



paul jeffreys

Lot 119

15 Chapel Court, Chapel Street, Redruth, Cornwall, TR15 2DY

Guide: £48,000 - Plus* + FEES

LEASEHOLD GROUND FLOOR TWO-BEDROOM APARTMENT

Situated within a grand former chapel building, this apartment requires updating and is in a central location to the town. EPC: D. Council Tax: A.



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Lot 120

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

Guide: £95,000 - Plus* + FEES

TIMBER CHALET WITH RESIDENTIAL USE, GRANITE CARTHOUSE WITH PLANNING IN PRINCIPLE, PLUS GARDENS AND SHED

Chalet with residential use, plus planning in principle for the cart house including good size garden. 0.08 hectares (0.21 acres).



Lot 121

Flat 4, Maison Des Fleurs, Hartnup Street, Maidstone, Kent, ME16 8PD

Guide: £65,000 - PLUS* + FEES

STUDIO FLAT FOR IMPROVEMENT

Located on the first floor. EPC: TBC. Council Tax: A.



Lot 122

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-glozed windows and a gas heating system via radiators. EPC: C. Council Tax: B.



Lot 123

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

Guide: £220,000 - Plus* + 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 124

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

Guide: £100,000 - £105,000* + FEES

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

Situated approx. 25 miles north of Exeter and lying on the borders of Devon/Somerset in the heart of the picturesque Exe Valley. Let at £7,200 per annum. EPC: E. Council Tax: B.



Lot 125

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

Guide: £90,000 - Plus* + FEES

FREEHOLD TWO-BEDROOM MID-TERRACE HOUSE FOR IMPROVEMENT

Situated close to the centre of Newport this house is ideally suited for owner-occupation or as a letting portfolio following improvement works. EPC: D. Council Tax: B.



chinneck shaw

Lot 126

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

Guide: £340,000 - Plus* + FEES

DETACHED BUNGALOW WITH ROOF CONVERSION AND POTENTIAL

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



Lot 127

20 Densole Way, Densole, Folkestone, Kent, CT18 7BQ

Guide: £180,000 - £200,000* + FEES

SEMI-DETACHED HOUSE IN NEED OF TOTAL REFURBISHMENT

Three-bedroom house in popular village. Front and rear gardens. Garage. EPC: B. Council Tax: B.



colebrooksturrock.com



Lot 128

Cherry Tree Cottage, Valley Road, Barham, Canterbury, Kent, CT4 6NX

Guide: £240,000 - £250,000* + FEES

DETACHED COTTAGE FOR TOTAL REFURBISHMENT IN POPULAR VILLAGE

Three bedroom, three reception room double fronted property with period features inc. deep skirting and picture rails. Approx seven miles from Canterbury. EPC: F. Council Tax: F.

Laing Bennett



Lot 129

341 Teignmouth Road, Torquay, Devon, TQ1 4RS

Guide: £125,000 - Plus* + FEES

MID-TERRACE HOUSE FOR IMPROVEMENT IN POPULAR LOCATION

A three-bedroom house with spacious accommodation, for updating. Located close to Torquay town centre and other local amenities. EPC: D. Council Tax: B.

ABSOLUTE



Lot 130

Flat 44, Park Gates, Chiswick Place, Eastbourne, East Sussex, BN21 4BD

Guide: £120,000 - £125,000* + FEES

TWO-BEDROOM GROUND FLOOR FLAT IN NEED OF UPDATING CLOSE TO SEAFRONT

Close to comprehensive shopping facilities and amenities, including railway station. EPC: C. Council Tax: C.

emslie&tarrant



Lot 131

Flat 2, Freshwater Court, 25 Marine Parade West, Lee-on-the-Solent, Hampshire, PO13 9BB

Guide: £120,000 - £140,000* + FEES

WELL PRESENTED GROUND FLOOR FLAT WITH SEA VIEWS

One-bedroom flat with views stretching across The Solent towards the Isle of Wight. EPC: C. Council Tax: C.

Lot 132

22 Wenham Drive, Westcliff-on-Sea, Essex, SS0 9BN

Guide: £320,000 - Plus* + FEES

THREE-BEDROOM TERRACE HOUSE

Situated on a tree-lined avenue in Westcliff-on-Sea, accessible for local shops and amenities. EPC: D. Council Tax: C.



Lot 133

12 Barfield, Ryde, Isle Of Wight, PO33 2JP

Guide: £290,000 - £310,000* + FEES

FREEHOLD BUILDING ARRANGED AS THREE FLATS PLUS BASEMENT

Substantial freehold building for investment. EPCs: TBC. Council Tax: B.



Lot 134

104 Victoria Avenue, Swanage, Dorset, BH19 1AS

Guide: £125,000 - £135,000* + FEES

DETACHED BUNGALOW

Bungalow for improvement in popular seaside town. EPC: E. Council Tax: D.



Lot 135

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

Guide: £325,000 - 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 136

16-30 Bidborough Ridge, Bidborough, Tunbridge Wells, Kent, TN3 0XD

Guide: £1,080,000 - £1,100,000* + FEES

BLOCK OF FLATS FOR IMPROVEMENT ON 0.51 ACRE PLOT AND POTENTIAL FOR DEVELOPMENT

An outstanding opportunity! Eight purpose-built flats on a site extending to just over half an acre, in the popular village of Bidborough. EPCs: C & TBC. Council Tax: A.



Lot 137

Aurore, The Mardens, Crawley, West Sussex, RH11 0AQ

Guide: £390,000 - £420,000* + FEES

SUBSTANTIAL SIX-BEDROOM DETACHED PROPERTY WITH POTENTIAL FOR SUB-DIVISION

Six-bedroom house with annexe, garages and gardens. EPC: D. Council Tax: F.



Lot 138

Millpond Community Centre, Jervis Drive, Gosport, Hampshire, PO12 4QD

Guide: £20,000 - Plus* + FEES

FORMER COMMUNITY CENTRE

Unique opportunity to acquire a former community space for continued or alternative uses, subject to all necessary consents being obtainable. EPC: C (60). Total Floor Area 29 sq.m.



Lot 139

Flat 3, 3 Trinity Road, Ventnor, Isle Of Wight, PO38 1NL

Guide: £55,000 - Plus* + FEES

ONE-BEDROOM FLAT WITH PARKING FOR INVESTMENT OR OCCUPATION

A nicely presented top floor flat with parking, sea views and a short distance from the town centre. EPC: C. Council Tax: A.

Lot 140

1 Colbert Hall Mews, Tar Lane, Ottery St. Mary, Devon, EX11 1AD

Guide: £90,000 - Plus* + FEES

COTTAGE CONVERSION FOR COMPLETION - FIRST FIX REQUIRED

A partially converted two storey, end-terrace property with courtyard. Planning for conversion into a dwelling. Works have already commenced and now requires completion.



Lot 141

27 Old Mead, Folkestone, Kent, CT19 5UR

Guide: £400,000 - £420,000* + FEES

DETACHED FOUR-BEDROOM HOUSE

Well-presented house in an established residential area on the outskirts of Folkestone, close to junction 13 of the M20 and within easy reach of the town centre. EPC: C. Council Tax: F.



Lot 142

95 Leigham Court Drive, Leigh-on-Sea, Essex, SS9 1PT

Guide: £300,000 - Plus* + FEES

THREE-BEDROOM MID-TERRACE HOUSE FOR IMPROVEMENT

Bay fronted house situated in popular residential location accessible to Leigh Broadway. Gas heating via radiators. Mainly double glazed windows. EPC: D. Council Tax: C.



Lot 143

3 & 4 Beagles Row, Shute, Axminster, Devon, EX13 7PU

Guide: £195,000 - 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: E. Council Tax: D.





Lot 144

4 Navy Inn Court, Newlyn, Penzance, Cornwall, TR18 5PA

Guide: £92,000 - Plus* + FEES

LEASEHOLD TWO-BEDROOM GROUND FLOOR FLAT FOR UPDATING IN POPULAR LOCATION

Spacious accommodation throughout, in need of updating. Close to harbour and amenities. EPC: C. Council Tax: A.

MAP estate agents
Putting your home on the map



Lot 145

30 Southfields Way, Tunbridge Wells, Kent, TN4 0AU

Guide: £198,000 - £200,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

An end-terrace house situated in established residential area with gardens to front, side and rear. Now in need of refurbishment. EPC: D. Council Tax: C.



Lot 146

112 Enville Way, Highwoods, Colchester, Essex, CO4 9UQ

Guide: £70,000 - Plus* + FEES

VACANT ONE-BEDROOM FIRST FLOOR FLAT FOR IMPROVEMENT

Situated north of Colchester City Centre in Highwoods. Well placed for High Woods Country Park, supermarket, the A12 and A120. EPC: C. Council Tax: A.



Lot 147

Hill House, Downs Road, East Studdal, Dover, Kent, CT15 5DA

Guide: £220,000 - Plus* + FEES

DETACHED TWO STOREY DWELLING IN ALMOST ONE ACRE WITH POTENTIAL

Former post office and stores with three-bedroom accommodation. Needs refurbishment and with re-development potential, subject to consents. EPC: TBC. Council Tax: F.

Jenkinson
Residential Sales & Lettings

Lot 148

31 Deanwood Drive, Parkwood, Gillingham, Kent, ME8 9NH

Guide: £215,000 - PLUS* + FEES

SEMI-DETACHED HOUSE FOR REFURBISHMENT

Close to local schools, shops and within easy access of Rainham mainline railway station. EPC: E. Council Tax: C.



Lot 149

7 St. Albans Avenue, Bournemouth, BH8 9EE

Guide: £340,000 - £360,000* + FEES

DETACHED HOUSE FOR IMPROVEMENT

Attractive detached house. EPC: D. Council Tax: E.



Lot 150

Land Adjacent 295 Brampton Road, Bexleyheath, Kent, DA7 5QR

Guide: NIL - RESERVE* + FEES

FREEHOLD PARCEL OF LAND INCLUDING PART OF THE ADJOINING ROADWAY

Freehold parcel adjoining commercial premises, extending approximately halfway into the adjoining roadway and towards Brampton Road, with potential amenity and strategic interest.



Lot 151

23 Primrose Road, Dover, Kent, CT17 0JA

Guide: £127,000 - £132,000* + FEES

FREEHOLD TWO-BEDROOM END-TERRACE HOUSE WITH PARKING

Vacant end-terrace house with double glazed windows and gas heating system via radiators. Close to supermarkets. EPC: C. Council Tax: B.





Lot 152

Acorn, 9 Hornash Lane, Shadoxhurst, Ashford, Kent, TN26 1HT

Guide: £200,000 - Plus* + FEES

THREE-BEDROOM BUNGALOW FOR REFURBISHMENT AND REPAIR

Double glazed windows and oil heating system via radiators. In need of total refurbishment and some repair or re-development, subject to consents. EPC: D. Council Tax: E.



Lot 153

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

Guide: £30,000 - 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 154

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 155

Carpenters Court, 4A Lewes Road, Bromley, BR1 2RN

Guide: £2,700,000 - Plus* + FEES

SUBSTANTIAL GATED FREEHOLD RESIDENTIAL INVESTMENT COMPRISING 14 FLATS

Gated investment of 14 self-contained flats, fully let at £218,160 p.a. Entire freehold development in an established residential location. EPCs: C. Council Tax: B & C.

Lot 156

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

Guide: £85,000 - £95,000* + 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 157

Flat 1, Stanhope Lodge, Stanhope Drive, Cowes, Isle of Wight, PO31 8BH

Guide: £135,000 - £145,000* + FEES

FLAT FOR IMPROVEMENT

Flat close to Cowes town centre. EPC: C. Council Tax: B.



Lot 158

176 Overton Drive, Romford, RM6 4EF

Guide: £280,000 - Plus* + FEES

HOUSE FOR IMPROVEMENT

This house is within walking distance of Chadwell Heath railway station which allows direct access into the City. EPC: C. Council Tax: C.



Lot 159

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

Guide: £148,000 - £150,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

A mid-terrace house now in need of improvement works situated conveniently for the centre of the village of Rusthall, convenient for the busy town centre in Tunbridge Wells. EPC: D. Council Tax: B.





Lot 160

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 161

61 Belfield Road, Pembury, Tunbridge Wells, Kent, TN2 4HN

Guide: £256,000 - £260,000* + FEES

HOUSE IN NEED OF IMPROVEMENT

An end-terrace house in a popular residential area conveniently situated for the centre of the village of Pembury. Now in need of refurbishment and modernisation. EPC: D. Council Tax: C.



Lot 162

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

Guide: £100,000 - 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 163

42 Lodge Road, Little Oakley, Harwich, Essex, CO12 5EE

Guide: £140,000 - Plus* + FEES

THREE-BEDROOM DETACHED HOUSE FOR IMPROVEMENT

Offering potential to add value, subject to all necessary consents being obtainable. EPC: C. Council Tax: C.

Lot 164

33 Rutland Road, Chelmsford, Essex, CM1 4BL

Guide: £180,000 - £190,000* + FEES

TWO-BEDROOM SEMI-DETACHED HOUSE FOR IMPROVEMENT AND REPAIR

Situated in a cul-de-sac north of the City Centre. The house faces a greensward and has gardens to front and rear with garden room. EPC: D. Council Tax: C.



Lot 165

25A Beulah Road, Tunbridge Wells, Kent, TN1 2NS

Guide: £125,000 - Plus* + FEES

LOWER GROUND FLOOR FLAT FOR REFURBISHMENT

One-bedroom flat located in a sought-after location, a short distance to the town centre with its comprehensive range of amenities. EPC: D. Council Tax: B.



Lot 166

Barn on Chickenden Lane, Chickenden Lane, Staplehurst, Tonbridge, Kent, TN12 0DP

Guide: £180,000 - Plus* + FEES

BARN WITH PLANNING FOR RESIDENTIAL CONVERSION

Planning for conversion of existing barn to create a three-bedroom detached house, subject to conditions.



Lot 167

35A Chywoone Avenue, Newlyn, Penzance, Cornwall, TR18 5NL

Guide: £70,000 - Plus* + FEES

LEASEHOLD FIRST FLOOR TWO-BEDROOM FLAT WITH GARDEN

First floor two-bedroom flat with garden. Requires updating throughout. EPC: C. Council Tax: A.



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Auction Advice



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

RULE 1
Browse this catalogue or lots online to identify any properties which are of interest.

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

RULE 2
Obtain a copy of the legal documentation. This is the information the seller's solicitor provides and can include Special Conditions of Sale, (which may contain extra fees and costs in addition to the bid price), local authority searches and, in the majority of cases, all the documentation required for making an informed decision on whether to bid.

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

RULE 3
If required, make arrangements to carry out a survey. This can be conducted before you commit yourself to a legally binding contract.

RULE 4
Arrange Finance. If you are the successful buyer you will be required to pay a 10% deposit in cleared funds (or £3,000, whichever is the greater) to the Auctioneers at the point of exchange, together with the auction administration fee.
If you require finance, again, arrange this before committing to the contract.

RULE 5
Be prepared. You will need to register online in order to bid. The process will usually only take 10 minutes and requires you to provide personal contact information, buyers information, passport or driving licence number, solicitors details and a debit or credit card.
It is also important to read the 'Addendum' as this forms part of the Contract and is a list of amendments to the marketing information.

Scan the code to register for bidding

Important Information

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

Additional Fees

An Administration fee and other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of Search and other fees and/or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion, in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisers.

Guide Price Information

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 0345 8500333, in order to stay fully informed with the up-to-date information.

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