

**Barnett
Ross**

Auctioneers

Online Auction

Tuesday 20th April 2021
commencing at 12pm

T: 020 8492 9449



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A very warm welcome to our 20th April 2021 Bespoke Online Auction.

We are delighted to offer for sale this Portfolio of 9 residential lots in Cornwall, Devon, West Sussex and the Isle of Wight.

This auction will be held online only. Therefore, please visit any lot page at **www.barnettross.co.uk** to view the following:

- Bidding Registration.
- Buying Guide which includes the Notice to all Bidders.
- Common Auction Conditions.
- Legal Packs.
- Energy Performance Certificates.
- Telephone and Proxy Forms.

If you need any assistance with the above or if you would prefer to set up a traditional telephone or proxy bid with us, please phone the Auction Team on **020 8492 9449**.

Since our first auction in 2002 we have sold over £1.7 billion of property which includes the sale of a block of 65 flats at Okehampton Close, Finchley, London N12 9TX for £20,425,000 in May 2018 – the highest value lot ever sold by auction in the U.K.

Meet the team.



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Proof of Identity for our online only auctions

In accordance with current Anti-Money Laundering Regulations we will require Identity Documents (ID) to be supplied prior to the Auction for the Buyer and, if different from the Buyer, the successful Bidder.

ID is defined as a certified copy of one item from each box below.

Photographic ID

- Passport.
- UK Photocard Driving Licence.

Proof of Home Address

- UK Photocard Driving Licence (only supply if Passport is provided for 'Photographic ID').
- Utility Bill no more than 3 months old.
- UK Bank or Building Society Statement.
- Council Tax Bill.



ID Check List

If you are purchasing the property in your own name only, please provide:

- One item from each box above in respect of yourself.

If you are purchasing the property jointly with others, please provide:

- One item from each box above in respect of yourself and all of the other individuals.

If you are purchasing the property in the name of a UK Limited Company or LLP, please provide:

- One item from each box above for the Bidder.
- A copy of the company's Certificate of Incorporation.
- One item from each box above for any individual with more than a 25% shareholding in the Company.
- For an LLP, one item from each box above for two designated members.

If you are purchasing for an unincorporated business or partnership, please provide:

- One item from each box above for the Bidder.
- One item from each box above for any other individuals involved with the purchase.
- One item from each box above for any individual with more than 25% of the capital, profit or voting rights.

If you are purchasing on behalf of a Trust, please provide:

- A copy of the Trust Deed
- One item from each box above in respect of those beneficial owners with more than a 25% interest in the Trust.
- One item from each box above in respect of two Trustees.
- One item from each box above in respect of the Bidder, if not a Trustee.
- One item from each box above in respect of the Settlor(s).

If you are purchasing as an agent for the Buyer, please provide:

- One item from each box above in respect of yourself acting as the Bidder.
- One item from each box above in respect of the Buyer.
- Written proof from the Buyer providing you with authority to act as their agent.

If the Deposit and/or our Administration Fee is being paid from a source that is different from the Buyer/Bidder, please provide:

- One item from each box above in respect of the provider of funds.

If the capacity in which you propose to purchase is not shown above, or you wish to discuss any aspect of these requirements, please telephone the Auction Team before the auction on 020 8492 9449.

Note: We will undertake a 'Third Party' electronic identity verification on all ID supplied which may leave a 'soft footprint' on each individual's credit profile.

Order of Sale Tuesday 20th April 2021

Commencing 12.00pm

Lot

| | | | |
|---|----------------------------------|--------------|---------------|
| 1 | 2 Anzac Cottages, St Mary's Road | Cowes | Isle of Wight |
|---|----------------------------------|--------------|---------------|

| | | | |
|---|----------------------------------|--------------|---------------|
| 2 | 3 Anzac Cottages, St Mary's Road | Cowes | Isle of Wight |
|---|----------------------------------|--------------|---------------|

| | | | |
|---|--|----------------|----------|
| 3 | 1 Barns Terrace, Ellbridge Lane, Ellbridge | Saltash | Cornwall |
|---|--|----------------|----------|

| | | | |
|---|-------------------|----------------|-------|
| 4 | 32 Cambridge Road | Torquay | Devon |
|---|-------------------|----------------|-------|

| | | | |
|---|--------------|----------------|---------------|
| 5 | 35 Elm Grove | Newport | Isle of Wight |
|---|--------------|----------------|---------------|

| | | | |
|---|--------------------|----------------|---------------|
| 6 | 30 Clifford Street | Newport | Isle of Wight |
|---|--------------------|----------------|---------------|

| | | | |
|---|--------------------|----------------|---------------|
| 7 | 33 Clifford Street | Newport | Isle of Wight |
|---|--------------------|----------------|---------------|

| | | | |
|---|----------------------------|--------------|---------------|
| 8 | Flat 6 Kingsway, Park Road | Cowes | Isle of Wight |
|---|----------------------------|--------------|---------------|

| | | | |
|---|--|---------------------|-------------|
| 9 | Flats 1–10 Milton Lodge, Wessex Avenue | Bognor Regis | West Sussex |
|---|--|---------------------|-------------|

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Contact John Barnett FRICS
(Registered Valuer)
jbarnett@barnettross.co.uk

barnettross.co.uk
020 8492 9449



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**Barnett
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**Chartered
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If you own, want to invest in or sell commercial property and are a UK tax payer, our specialists are likely to be able to reduce the amount of tax you pay.

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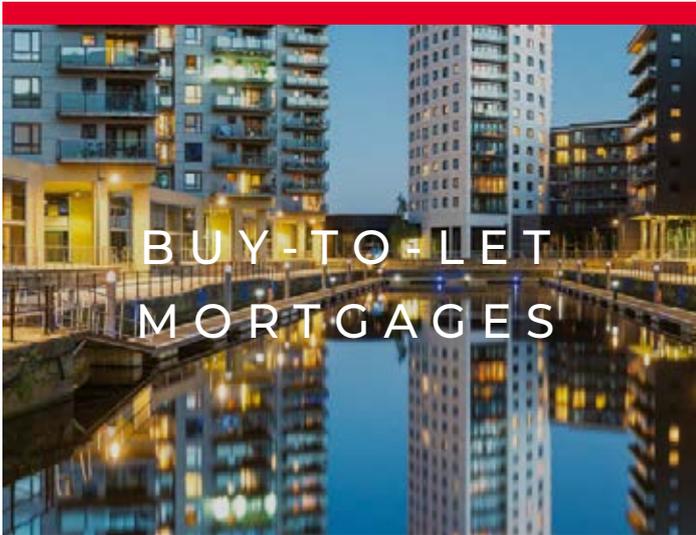
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Lot 1

2 Anzac Cottages, St Mary's Road, Cowes, Isle of Wight PO31 7SP

***Guide: £125,000**
In the same ownership for over 20 years
6 week completion



SITUATION

Close to the junction with Victoria Road in this residential area located within walking distance of Cowes town centre and Harbour. Cowes is located on the A3020 and is one of the main seaside towns on the north coast of the Isle of Wight which runs regular ferry services to Portsmouth.

PROPERTY

A mid-terrace building comprising a **2 Bed House** planned on ground and first floors.

ACCOMMODATION¹

Believed to be 2 Bedrooms, Living Room, Dining Room, Kitchen, Bathroom/WC

GIA Approx. 925 sq ft

¹Not inspected internally by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an AST to an **Individual** for a term of 1 year from 28th July 2018 (holding over) at a current rent of **£8,700 per annum** exclusive.

Note 1: There is an £800 Rent Deposit held.

Note 2: 4 Anzac Cottages sold for £214,000 in June 2018 and 126 St. Mary's Road (diagonally opposite) sold for £240,000 in September 2020 (source: www.zoopla.co.uk).

£8,700 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Joint Auctioneers

Athawes, Son & Co
Tel: 020 8992 0056 Ref: Mark Stevens
Email: mark@athawes.co.uk

Vendor's Solicitors

Lamb Brooks LLP
Tel: 01256 844 888 Ref: Nigel Bourne
Email: nigel.bourne@lambbrooks.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



SITUATION

Close to the junction with Victoria Road in this residential area located within walking distance of Cowes town centre and Harbour. Cowes is located on the A3020 and is one of the main seaside towns on the north coast of the Isle of Wight which runs regular ferry services to Portsmouth.

PROPERTY

A mid-terrace building comprising a **3 Bed House** planned on ground and first floors, with a rear **Courtyard** and gas central heating.

ACCOMMODATION¹

Ground Floor

Living Room, Dining Room, Kitchen, Bathroom/WC

First Floor

3 Bedrooms

GIA Approx. 1,033 sq ft plus Rear Courtyard

¹Not inspected internally by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an AST to **2 individuals** for a term of 1 year from 1st June 2017 (holding over) at a current rent of **£8,400 per annum** exclusive.

Note 1: There is a £675 Rent Deposit held.

Note 2: 4 Anzac Cottages sold for £214,000 in June 2018 and 126 St. Mary's Road (diagonally opposite) sold for £240,000 in September 2020 (source: www.zoopla.co.uk).

£8,400 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Joint Auctioneers

Athawes, Son & Co
Tel: 020 8992 0056 Ref: Mark Stevens
Email: mark@athawes.co.uk

Vendor's Solicitors

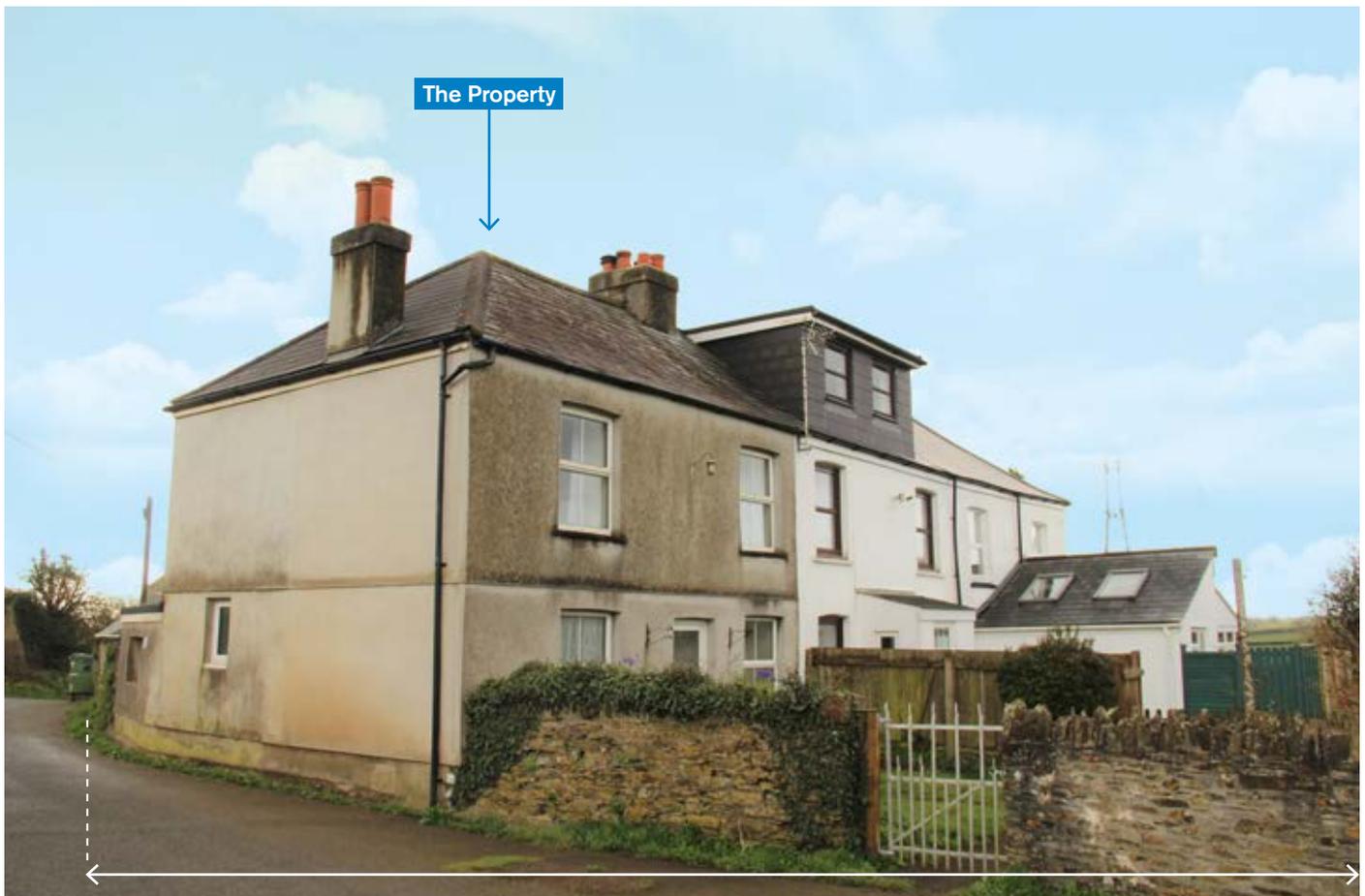
Lamb Brooks LLP
Tel: 01256 844 888 Ref: Nigel Bourne
Email: nigel.bourne@lambbrooks.com

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Lot 3

1 Barns Terrace, Ellbridge Lane,
Ellbridge, Saltash, Cornwall PL12 6PU

***Guide: £120,000**
In the same ownership for over 30 years
6 week completion



SITUATION

Located near the junction with the A388 in this rural setting approximately 4½ miles north of Saltash. Saltash is situated some 4 miles north-west of Plymouth with good road access to the M5 via the A38.

PROPERTY

Comprising an end of terrace **3 Bed House** planned on ground and first floors. The property includes a **Front Garden** and benefits from rear access over a communal courtyard.

ACCOMMODATION¹

Ground Floor

Living Room
Dining Room
Kitchen
Bathroom/WC
Plus External Store

First Floor

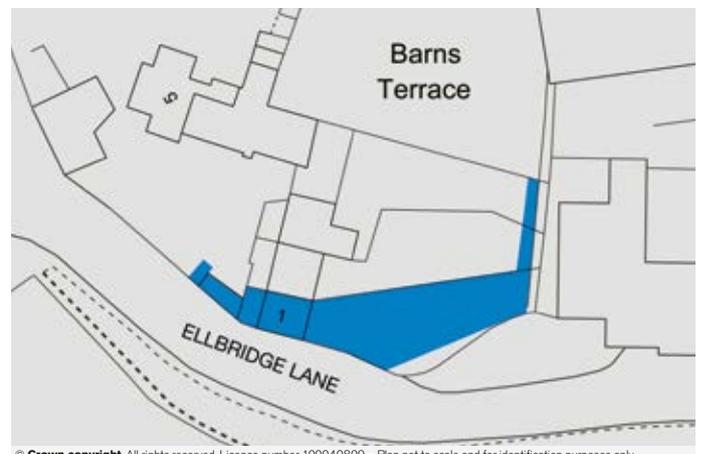
Bedroom 1
Bedroom 2
Bedroom 3

Area Approx. 764 sq ft

¹Not inspected internally by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD



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TENANCY

The entire property is let on a Regulated Tenancy to an **Individual (in occupation since 1965)** at a current rent of **£7,620 per annum** exclusive (£635 per month).

Effective Date of Registration 5th January 2021

Note: There is potential to extend at the front and into the loft as per the neighbouring properties, subject to obtaining possession and the necessary consents.

£7,620 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Joint Auctioneers

Athawes, Son & Co
Tel: 020 8992 0056 Ref: Mark Stevens
Email: mark@athawes.co.uk

Vendor's Solicitors

Lamb Brooks LLP
Tel: 01256 844 888 Ref: Nigel Bourne
Email: nigel.bourne@lambbrooks.com

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SITUATION

Located on the corner with Hilly Gardens Road in this residential area less than 1½ miles from Torquay town centre, within walking distance of Torquay Golf Club and well located for Oddicombe and Watcombe Beaches.

Torquay is a popular coastal resort, dubbed the 'English Riviera', situated on the south coast of Devon approximately 18 miles south of Exeter and 28 miles east of Plymouth.

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

An end of terrace building comprising **2 Self-Contained Flats** on ground and first floors, each with gas central heating and uPVC double glazing, together with **2 Garages** fronting Hilly Gardens Road (**see Note 1**). In addition, the ground floor flat includes a hard standing area for parking 2/3 cars and the first floor flat includes a small private garden.

Note 1: There may be potential to build a separate residential unit on the site which currently houses the garages, subject to obtaining possession and the necessary consents.

Note 2: A 1 bed flat at Sunnyside, in the adjacent Hartop Road, sold in January 2020 for £115,000 (source: www.rightmove.co.uk).

TENANCIES & ACCOMMODATION

| Property | Accommodation ¹ | Lessee | Term | Ann. Excl. Rental | Remarks |
|----------------------------|---|-------------------|---------------------------------|-----------------------|--|
| Ground Floor Flat & Garage | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Area Approx. 559 sq ft Plus Garage and Parking Area for 2/3 cars | Individual | 6 months from 31st January 2017 | £6,600 | AST. Holding Over. £740 Rent Deposit held. |
| First Floor Flat & Garage | 1 Bedroom with ensuite Bathroom/WC, Living Room/Kitchen Area Approx. 462 sq ft Plus Garage and garden | Individual | 1 year from 27th April 2018 | £6,420 | AST. Holding Over. £740 Rent Deposit held. |
| | | | | Total: £13,020 | |

¹Not internally inspected by Barnett Ross. Areas taken from EPC.

£13,020 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Joint Auctioneers

Athawes, Son & Co
Tel: 020 8992 0056 Ref: Mark Stevens
Email: mark@athawes.co.uk

Vendor's Solicitors

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***Refer to points 9 and 10 in the 'Notice to all Bidders'**





SITUATION

Close to the junction with St John's Road in this residential area located within walking distance of Newport town centre. Newport is the county town and main commercial centre of the Isle of Wight which runs regular ferry services to Portsmouth.

PROPERTY

Comprising a **Semi-Detached 2 Bed House** planned on ground and first floors, with a rear **Garden** and gas central heating.

ACCOMMODATION¹

Ground Floor

Living Room, Dining Room, Kitchen, Outside WC

First Floor

2 Bedrooms, Bathroom/WC

GIA Approx. 710 sq ft plus Rear Garden

¹Not inspected internally by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an AST to **2 individuals** for a term of 1 year from 4th September 2020 at a current rent of **£7,800 per annum** exclusive.

Note 1: There is a £750 Rent Deposit held.

Note 2: 45 Elm Grove sold for £145,000 in June 2018 (source: www.zoopla.co.uk).

£7,800 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Joint Auctioneers

Athawes, Son & Co

Tel: 020 8992 0056 Ref: Mark Stevens

Email: mark@athawes.co.uk

Vendor's Solicitors

Lamb Brooks LLP

Tel: 01256 844 888 Ref: Nigel Bourne

Email: nigel.bourne@lambbrooks.com

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***Refer to points 9 and 10 in the 'Notice to all Bidders'**



SITUATION

Close to the junction with Drill Hall Road in this residential area located within close walking distance of Newport town centre. Newport is the county town and main commercial centre of the Isle of Wight which runs regular ferry services to Portsmouth.

PROPERTY

A mid-terrace building comprising an unmodernised **2 Bed House** planned on ground and first floors.

ACCOMMODATION¹

Believed to be 2 Bedrooms, Living Room, Dining Room, Kitchen, Bathroom/WC

GIA Approx. 764 sq ft

¹Not inspected internally by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an Assured Tenancy to an **Individual** at a current rent of **£6,240 per annum** exclusive (£120 per week).

Note: 20 Clifford Street sold for £154,950 in March 2020 and 18 Clifford Street sold for £148,000 in August 2019 (source: www.zoopla.co.uk).

£6,240 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Joint Auctioneers

Athawes, Son & Co
Tel: 020 8992 0056 Ref: Mark Stevens
Email: mark@athawes.co.uk

Vendor's Solicitors

Lamb Brooks LLP
Tel: 01256 844 888 Ref: Nigel Bourne
Email: nigel.bourne@lambbrooks.com

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***Refer to points 9 and 10 in the 'Notice to all Bidders'**



SITUATION

Close to the junction with Drill Hall Road in this residential area located within close walking distance of Newport town centre. Newport is the county town and main commercial centre of the Isle of Wight which runs regular ferry services to Portsmouth.

PROPERTY

A mid-terrace building comprising a **2 Bed House** planned on ground and first floors, with a rear **Garden** and gas central heating.

ACCOMMODATION¹

Ground Floor

Living Room, Dining Room, Kitchen

First Floor

2 Bedrooms, Bathroom/WC

GIA Approx. 700 sq ft plus Rear Garden

¹Not inspected internally by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an AST to **2 individuals** for a term of 6 months from 17th December 2011 (holding over) at a current rent of **£7,080 per annum** exclusive.

Note 1: There is a £550 Rent Deposit held.

Note 2: 20 Clifford Street sold for £154,950 in March 2020 and 18 Clifford Street sold for £148,000 in August 2019 (source: www.zoopla.co.uk).

£7,080 per annum

The Surveyors dealing with this property are
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SITUATION

Opposite the junction with Ward Avenue in this residential area located within walking distance of Cowes town centre and Harbour. Cowes is located on the A3020 and is one of the main seaside towns on the north coast of the Isle of Wight which runs regular ferry services to Portsmouth.

PROPERTY

Forming part of a purpose built apartment block comprising an unmodernised **Self-Contained 2 Bed Flat** on the second floor. The property includes a balcony at the rear with a sea view.

ACCOMMODATION¹

Second Floor Flat

Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC

GIA Approx. 495 sq ft

¹Not inspected internally by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 1011 years from 23rd November 1979 at a fixed ground rent of £10 p.a.

TENANCY

The property is let on a Regulated Tenancy to an **Individual** at a current rent of **£5,980 per annum** exclusive (£115 per week).

Effective Date of Registration 11th August 2019

£5,980 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Joint Auctioneers

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Email: mark@athawes.co.uk

Vendor's Solicitors

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Lot 9

Flats 1–10 Milton Lodge, Wessex Avenue,
Bognor Regis, West Sussex PO21 2QW

***Guide: £450,000+**
In the same ownership for almost 20 years
6 week completion



SITUATION

Located almost at the junction with Kings Parade which faces the attractive Marine Park Gardens in this highly desirable residential location on the border with Aldwick, only a minutes' walk from the Sea Front and just over half a mile from Bognor Pier and the Town's main shopping area.

Bognor Regis is one of the UK's most popular seaside resorts accessed via the Main A259 and A27 some 6 miles south of Chichester and 8 miles west of Littlehampton.

PROPERTY

An attractive detached purpose-built block of **10 Self-Contained Flats** constructed in 1989 and planned on ground, first, second and third floors, 6 with balconies and all with gas central heating.

There is a drive-in access below an archway leading to a **rear parking area for 6 cars**.

The block has full uPVC double glazing, an entry-phone system and a 6 person passenger lift serving all floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: 1: The consent dated 10th September 1990 from Arun District Council provides that 7 of the 10 flats are limited to occupation by the elderly.

Note 2: It may be possible to build additional flats on the roof, subject to obtaining the necessary consents.

View from Flat 9



£44,110 per annum

The Surveyors dealing with this property are
John Barnett and **Jonathan Ross**

Joint Auctioneers

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Email: mark@athawes.co.uk

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TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee | Term | Ann. Excl. Rental | Remarks |
|--------------------------|--|----------------------|-----------------------------------|-----------------------|--|
| Flat 1 (Ground Floor) | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Area Approx. 452 sq ft¹ | Individual | 6 months from 3rd January 2017 | £7,500 | AST. Holding Over. Occupant has to be of pensionable age. £625 Rent Deposit held. |
| Flat 2 (Ground Floor) | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Area Approx. 452 sq ft¹ | 2 Individuals | 125 years from 27th May 2016 | £200 | FRI Future rent rises to £300/£400/£500/£600. Occupant has to be of pensionable age. |
| Flat 3 (First Floor) | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Area Approx. 409 sq ft¹ | Individual | 6 months from 4th January 2013 | £7,080 | AST. Holding Over. Occupant has to be of pensionable age. £550 Rent Deposit held. |
| Flat 4 (First Floor) | 1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ | Individual | 99 years from 25th March 1989 | £75 | FRI Valuable Reversion in under 67 years. Occupant has to be of pensionable age. |
| Flat 5 (First Floor) | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Area Approx. 458 sq ft | Individual | 1 year from 29th May 2019 | £7,500 | AST. Holding Over. Occupant has to be of pensionable age. £625 Rent Deposit held. |
| Flat 6 (Second Floor) | 1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹ | Individual | 99 years from 25th March 1989 | £75 | FRI Valuable Reversion in under 67 years. No age restrictions. |
| Flat 7 (Second Floor) | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Area Approx. 487 sq ft | 2 Individuals | 125 years from 27th May 2016 | £200 | FRI Rent rising to £300 in 2041. Occupant has to be of pensionable age. |
| Flat 8 (Second Floor) | 1 Bedroom, Living Room, Kitchen, Shower/WC Area Approx. 461 sq ft | Individual | 1 year from 27th August 2020 | £7,200 | AST Occupant has to be of pensionable age. £595 Rent Deposit held. |
| Flat 9 (Third Floor) | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Area Approx. 452 sq ft | Individual | 6 months from 28th August 2002 | £7,140 | AST. Holding Over. No age restrictions. £525 Rent Deposit held. |
| Flat 10 (Third Floor) | 1 Bedroom, Living Room, Kitchen, Bathroom/WC Area Approx. 448 sq ft | Individual | 6 months from 30th April 2009 | £7,140 | AST. Holding Over. No age restrictions. £475 Rent Deposit held. |
| | | | | Total: £44,110 | |

¹Not inspected internally by Barnett Ross. Areas taken from EPC.

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