

## Kettering

### 23 Leicester Close, Northamptonshire NN16 8EZ

#### BY ORDER OF RECEIVERS

**Tenure**  
Freehold.

#### Location

The property is located on Leicester Close, to the north of its junction with Hill Street. The A14 and A43 (Junction 7) are accessible to the west. Local shops and amenities are available to the west on Northfield Avenue, with more extensive shops and services being accessible to the south-east in Kettering town centre. Rail services run from Kettering Station approximately 0.9 miles to the south. The open spaces of Grafton Street Park are nearby.

#### Description

The property comprises a four bedroom detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden and a single garage.

## A Freehold Four Bedroom Detached House with Garage

#### Accommodation

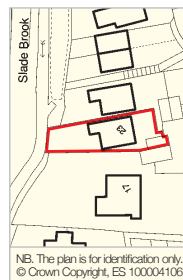
**Ground Floor** – Reception Room/Diner, Kitchen, Cloakroom/WC

**First Floor** – Four Bedrooms, Bathroom/WC

#### To View

The property will be open for viewing every Monday and Thursday before the Auction beginning Monday 4th September between 12.15 – 12.45 p.m. There will be an extra viewing on Saturday 9th September at 10.00 a.m. These are open viewing times with no need to register. (Ref: MW).

## Vacant Possession



#### Seller's Solicitor

Messrs Addleshaw Goddard  
(Ref: Susan McDonald).  
Tel: 0207 606 8855.  
Email: susan.mcdonald@addleshawgoddard.com

## VACANT – Freehold House



## Gosport

### Upper Parts, 42 High Street, Hampshire PO12 1DF

#### Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 29th September 2017 at a ground rent of £250 per annum.

#### Location

The property is located on the north side of the pedestrianised High Street, in the heart of Gosport town centre. The A32 is to the north-east and leads to the A27 to the north, which in turn provides access to the M27 Motorway (Junction 11), also located to the north. Shops are available along High Street in Gosport town centre, with a more extensive range of shops, restaurants and other facilities being accessible in Portsmouth city centre to the east. Gosport Ferry Terminal is to the east and provides access to Portsmouth Harbour. Rail services run from Portsmouth Harbour Station to the east. The open spaces of Gosport Seafront and Walpole Park are nearby.

## Leasehold First and Second Floor Former Office Accommodation extending to Approximately 130 sq m (1,405 sq ft) NIA. Possible potential for Residential Conversion, subject to obtaining all necessary planning consents

#### Description

The property comprises former office accommodation arranged over the first and second floors of a mid terrace building arranged over ground, first and second floors beneath a flat roof.

#### Accommodation

**First Floor** – Open Plan Office Room, Two Smaller Office Rooms

**Second Floor** – Office Accommodation (not inspected)

**Total NIA: 130 sq m (1,405 sq ft)**

#### Planning

Local Planning Authority: Gosport Borough Council.  
Tel: 023 9254 5483.  
The property may afford potential for residential conversion, subject to obtaining all necessary planning consents.

#### Seller's Solicitor

Messrs Bude Nathan Iwanier (Ref: NI).  
Tel: 0208 209 2446.  
Email: ni@bnilaw.co.uk

## Vacant Possession

#### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: MW).

## VACANT – Leasehold Upper Parts



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.