

Pavenham
1 River Row,
Mill Lane,
Bedfordshire
MK43 7NN

Tenure
 Freehold.

Location
 The property is located on the south side of Mill Lane. Mill Lane leads to Pavenham Road to the north, which in turn provides access to Paula Radcliffe Way (A6) to the east. An extensive range of shops and other facilities is available in Bedford to the south-east. Rail services run from Bedford Station located approximately 8 miles to the south-east. Pavenham Park Golf Club is nearby.

Description
 The property comprises an end of terrace Grade II listed cottage arranged over ground and first floors beneath a pitched thatched roof. The property benefits from a single off-street parking space and a garden backing onto the River Great Ouse.

A Freehold Grade II Listed End of Terrace Thatched Cottage. Planning Permission for the Replacement of Existing Two Storey Side Extension and Internal Reconfiguration to Create a Three Bedroom Cottage (works have commenced)

Accommodation
Ground Floor – Two Open Plan Rooms
First Floor – Two Open Plan Rooms
Site Area Approximately 0.069 Hectares (0.172 Acres)

Planning
 Local Planning Authority: Bedford Borough Council.
 Email: planning@bedford.gov.uk
 Tel: 01234 718068.
 To be offered with planning and listed building consent (Ref: 13/02312/FUL) dated 25th March 2014 for the demolition and replacement of the existing two storey side extension and associated works, internal and external alterations including new boundary wall to create a three bedroom cottage.

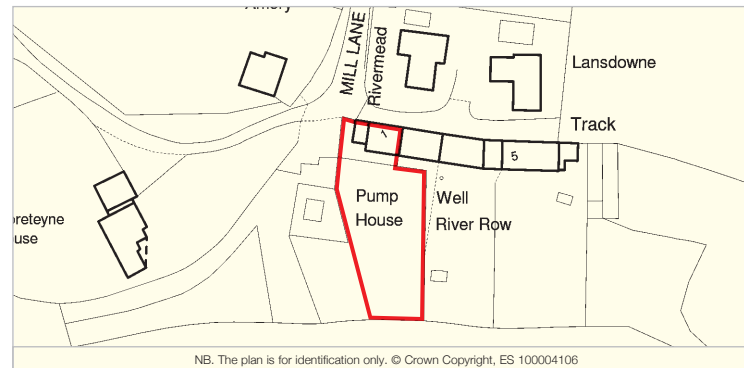
NB. Please note works have commenced and the property is in shell condition.

Seller's Solicitor
 Messrs Clyde and Co Solicitors
 (Ref: Zoya Khan).
 Tel: 0207 876 5111.
 Email: zoya.khan@clydeco.com

Vacant Possession

To View
 The property will be open for viewing every Tuesday and Thursday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: MW).

VACANT – Freehold House with Planning Permission



NB. The plan is for identification only. © Crown Copyright, ES 100004106

LOT 155

Cheam
826B London Road,
Surrey
SM3 9BJ

Tenure
 Leasehold. The property is held on a lease for a term of 99 years from 25th March 1974 (thus having approximately 56 years unexpired) at a ground rent of £50 per annum.

Location
 The property is located on the south-west side of London Road (A24), to the south-east of its junction with Hamilton Avenue. The A3 is to the north-west. Local shops are available along London Road, with a more extensive range of facilities being accessible in Worcester Park to the east. Rail services run from St Helier Station approximately 1.4 miles to the north-east. The open spaces of Morden Park are nearby.

Description
 The property comprises a self-contained second floor flat situated within a purpose built building arranged over ground and two upper floors.

A Leasehold Self-Contained Purpose Built Second Floor Flat subject to an Assured Shorthold Tenancy

Accommodation
 The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
 Reception Room/Diner, Two Bedrooms, Kitchen, Bathroom

Tenancy
 The property is subject to an Assured Shorthold Tenancy for a term of 2 years from 6th February 2014 at a rent of £850 per calendar month (holding over). The rent is paid by Sutton Council direct to the landlord. Furthermore, we understand that the rent has increased to £912 per calendar month. The legal pack contains a letter from the Council confirming the rent increase.

Seller's Solicitor
 Banks Kelly Solicitors (Ref: Piers Wood).
 Tel: 0207 248 4231.
 Email: piers.woods@bankskelly.co.uk

Current Gross Rent Reserved £10,944 per annum (equivalent)

INVESTMENT – Leasehold Flat



LOT 156

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.allso.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.