

Penrith
7 Troutbeck Lodge,
Whitbarrow,
Berrier,
Cumbria
CA11 0XB

BY ORDER OF RECEIVERS

Tenure
 Long Leasehold.

Location
 The property is situated within Whitbarrow Village, which lies a short distance from the A66. Local shops and amenities are available nearby and more extensively in Penrith 9 miles to the east and in Keswick approximately 11 miles to the west. Road communications are afforded by the A66 and the M6 Motorway to the east. The property borders the Lake District National Park.

Description
 The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. Externally, the property benefits from use of communal gardens, play areas and leisure club facilities, including a swimming pool, restaurant and bar. The park is managed by Seasons Holidays. Please consult the legal pack for further information.

A Virtual Freehold End of Terrace House arranged to provide Holiday Accommodation

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

Planning
 Local Authority: Eden District Council.
 Tel: 01768 817817.
 We understand that the premises can be used as short stay holiday accommodation only and for no other purpose.

To View
 The property will be open for viewing every Tuesday and Thursday before the Auction between 10.00 – 10.30 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor
 Messrs Addleshaw Goddard LLP (Ref: JS).
 Tel: 0161 934 6529.
 Email: jason.scott@addleshawgoddard.com

Long Leasehold House



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 LOT

Sedlescombe
Land to the west of
Tollgate Road,
Nr. Battle,
East Sussex
TN33 0RH

Tenure
 Freehold.

Location
 The property is situated on the west side of Tollgate Road and on the southern fringes of Sedlescombe, which lies within the High Weald Area of Outstanding Natural Beauty. A range of amenities is available in Sedlescombe, with the further and more extensive facilities of Battle and Hastings being accessible approximately 2 miles to the south-west and 6 miles to the south respectively. Battle Rail Station provides regular services to both Charing Cross and Cannon Street Stations. The nearby A21 provides access towards London and the M25 Motorway to the north and towards Hastings and the Sussex coastline to the south.

Description
 The property comprises an irregular shaped, broadly level site, which extends to approximately 2 hectares (5 acres). The site borders Tollgate Road to the east and runs alongside and adjacent to the Rivers Brede and

A Freehold Site extending to Approximately 2 Hectares (5 Acres)

Line on its northern and western boundaries. For the avoidance of doubt, parts of the site, which extends in total to approximately 3.85 hectares (9.52 acres), have been sold off (shown in green on the Title plan shown opposite for Title number ESX231007) and do not form part of the property being sold.

Accommodation
Site Area Approximately 2 Hectares (5 Acres)
 NB. This measurement is approximate and interested parties are deemed to satisfy themselves as to the exact extent of the property being offered and to bid accordingly.

Planning
 Local Planning Authority: Rother District Council.
 Tel: 01424 787550.

Seller's Solicitor
 Messrs Mann & Co (Ref: Mr B Mann).
 Tel: 01536 520025.
 Email: info@mannandcompany.co.uk

Vacant Possession



VACANT – Freehold Site



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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.