

LOT 213

Biggleswade Land Adjacent to 21 Tithe Farm Close, Langford, Bedfordshire SG18 9NE

BY ORDER OF TAYLOR WIMPEY UK LIMITED
A Freehold Site extending to Approximately
0.024 Hectares (0.06 Acres)

Tenure
Freehold.

Location
Tithe Farm Close is located to the south of Biggleswade and the property is situated to the west of its junction with Church Street. Shops, schools and bus services are available in Langford. The more extensive facilities of Biggleswade are available to the north and provide a wider range of amenities.

Description
The property comprises a roughly rectangular site extending to approximately 0.024 hectares (0.06 acres).

Accommodation
Site Area Approximately 0.024 Hectares
(0.06 Acres)



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

Planning
Local Planning Authority:
Central Bedfordshire District Council
Tel: 0300 300 8692.
Email: info@centralbedfordshire.gov.uk

Vacant Possession

VACANT – Freehold Site

LOT 214

Northampton Land at Windsor Road, Weedon Northamptonshire NN7 4PE

BY ORDER OF TAYLOR WIMPEY UK LIMITED
A Freehold Site extending to approximately
0.168 Hectares (0.416 Acres)

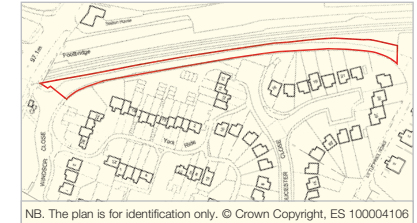
Tenure
Freehold.

Location
Windsor Road is located to the west of Northampton town centre and the property is situated to the east of its junction with Harmans Way. Local schools are available in the village whilst the more extensive facilities of Northampton town centre are to the east.

Description
The property comprises a site extending to approximately 0.168 hectares (0.416 acres). The site mainly comprises a road with grass verges.

Accommodation
Total Site Area Approximately 0.168 Hectares
(0.416 Acres)

Vacant Possession



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VACANT – Freehold Site

LOT 215

Neath The Exeter Inn, 52 and 54 Briton Ferry Road, Near Port Talbot, South Wales SA11 1AP

On the instructions of J Gershinson FRICS
and A Kisby MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers



Tenure
Freehold.

Location
The Exeter Inn is located near the centre of Neath and is situated on the corner of the junction with Whittington Street. Neath is a small Welsh town located on the east bank of the River Neath around 5 miles north of its estuary and within easy access of Swansea to the south-west (approximately 8 miles) and Port Talbot to the south-east (around 6.5 miles). The M4 Motorway (Junction 43) is within 3 miles drive and Neath Station serves Swansea and London Paddington (2 hours 44 minutes fastest).

Description
The property comprises an end of terrace building having previously traded as a public house arranged over basement, ground and first floors beneath a pitched roof. The property also benefits from a garden.

A Freehold Former Public House

Accommodation
The property comprises the following gross internal accommodation:

Ground Floor	161 sq m	(1,733 sq ft)
First Floor	151 sq m	(1,625 sq ft)
Basement	22 sq m	(235 sq ft)
Total	334 sq m	(3,593 sq ft)

The property provides bar/lounge and function room with ancillary WC's on the ground floor and four rooms, kitchen, bathroom and additional function room and WC on the first floor.

**Approximate Site Area – 0.020 Hectares
(0.050 Acres)**

Planning
Local Authority – Neath Port Talbot.
Tel: (01639) 686 732.

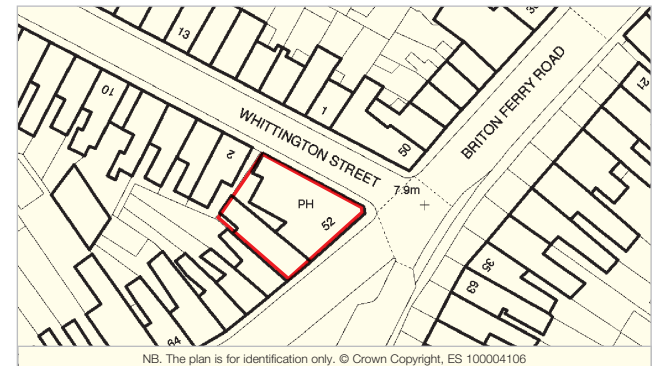
The property may afford potential for redevelopment and/or change of use, subject to all the necessary consents.

Seller's Solicitor
Messrs Walker Morris
(Ref: MFL/APJ/ALL.1467/123).
Tel: 0113 283 4048.
Email: michael.leaf@walkermorris.co.uk

Vacant

To View
The property will be open for viewing every Wednesday and Saturday before the Auction between 3.15 – 3.45 p.m. (Ref: MW).

Freehold Former Public House



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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.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.