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LOT

## Ashford Land on the south side of West Close, Middlesex TW15

BY ORDER OF CARILLON  
LIMITED (IN LIQUIDATION)  
OFFICIAL RECEIVERS  
MANAGERS  
PERSON

### Tenure

The property is situated on West Close, which is a short distance from the A4 Road. Local shops and amenities are within easy reach in Ashford. Ashford Rail Station is within walking distance and provides a regular and convenient service to London Waterloo, with a journey time of approximately 38 minutes. The M25 and M4 Motorways are all accessible. The open spaces of Fordbridge Park are within walking distance.

### Description

The property comprises a site.

A Freehold Site

WITHDRAWN

### Accommodation

### Tenure

The promap and aerial view are for identification purposes only. Furthermore, the site area is approximate and buyers should rely on the title documents contained within the legal pack and are deemed to bid accordingly.

### Seller's Solicitor

Messrs Dentons (Ref: HP).  
Tel: 0207 320 6050.  
Email: harry.parkhouse@dentons.com

## Vacant Possession

VACANT –  
Freehold Site



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LOT

## Bedford Flat 1, 125 Tavistock Street, Bedfordshire MK40 2SB

### EIGHT WEEK COMPLETION AVAILABLE

A Leasehold Self-Contained Lower Ground Floor Flat subject to an Assured Shorthold Tenancy. Allocated Off-Street Car Parking Space to the Rear

### Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 25th March 2018 at an initial ground rent of £250 per annum.

### Location

The property is situated on the north-east side of Tavistock Street, to the west of its junction with Chandos Street. The property is situated on the fringes of Bedford town centre, where an extensive range of shops, restaurants and other local amenities is available. Bedford Rail Station is within easy reach to the south-west and provides regular and direct services to London St Pancras Station with a fastest journey time of approximately 38 minutes, together with direct services to both Luton and Gatwick International Airports. The A6 is close by, while the nearby A421 provides access to both the A1 and M1 Motorway. The open spaces of Bedford Park and Prior Country Park are also close by.

### Description

The property comprises a self-contained lower ground floor flat situated within a mid terrace building arranged over lower ground, raised ground and two



upper floors beneath a pitched roof. The property benefits from an allocated off-street car parking space to the rear.

### 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, Bedroom, Kitchen, Bathroom/WC

### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 15th November 2018 at a current rent of £465 per calendar month.

### To View

Please call Orchards Estate Agents (Ref: Tavistock Street). Tel: 01525 402266.

Current Gross Rent Reserved £5,580 per annum (equivalent)

INVESTMENT – Leasehold Flat

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LOT

## Thakeham Pulborough 13E Bramblefield, Bramble Lane off Crays Lane, West Sussex RH20 3DZ

### TO BE OFFERED WITH

A Freehold Site extending to approximately 0.017 Hectares (0.043 Acres)

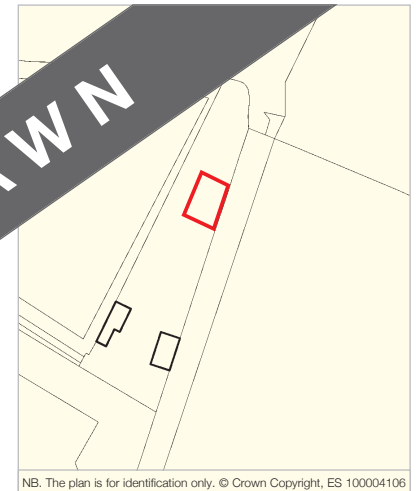
### Tenure

Freehold

The property is situated on Bramble Lane. The site extends to Crays Lane to the south-west and provides access to the A27 (South Coast Road (B2133)) to the east. Local amenities are available in Thakeham, with a more extensive range of shops and other facilities being accessible in Pulborough to the west. The open spaces of The South Downs National Park are nearby.

### Description

The property comprises a broadly rectangular plot of land extending to approximately 0.017 hectares (0.043 acres).



Accommodation  
Site Area Approximately 0.017 Hectares  
(0.043 Acres)

VACANT – Freehold Site

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](http://www.allsop.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.