

Wolverhampton Pennfields Court, Upper Zoar Street, West Midlands WV3 0JH



Property Services

ON THE INSTRUCTIONS OF NHS PROPERTY SERVICES LIMITED

Tenure

Freehold.

Location

Pennfields Court is situated on the west side of Upper Zoar Street, close to its junction with Lea Road, which in turn leads onto Marston Road where local amenities are available. A further and more extensive range of facilities is accessible in Wolverhampton city centre approximately 1.5 miles to the north-east, including Wolverhampton Rail Station and The University of Wolverhampton. The M54 Motorway and several other main routes are within reach and the open spaces of West Park are also close at hand.

Description

The property comprises a detached single storey building arranged beneath a pitched roof and around an inner courtyard. The property was previously used as a nursing home and occupies a broadly level site extending to approximately 0.260 hectares (0.642 acres). Externally, there is a car parking area.

Freehold Detached Former Nursing Home (C2) extending to Approximately 711 sq m (7,653 sq ft). Occupying a Site extending to Approximately 0.260 Hectares (0.642 Acres). Possible Potential Change of Use subject to obtaining all necessary consents

Accommodation

GIA extending to approximately 711 sq m (7,653 sq ft)

Site area extending to approximately 0.260 hectares (0.642 acres).

Planning

Local Planning Authority: Wolverhampton Council. Tel: 01902 556026.

The property may afford potential for Change of Use, subject to obtaining all necessary consents.

VAT

VAT is NOT applicable to this lot.

To View

The property will be open for viewing Wednesday 16th and Wednesday 23rd March between 12.00 noon – 1.00 p.m. These are open viewing times with no need to register. (Ref: LK).

Seller's Solicitor

Messrs Bevan Brittan LLP (Ref: Mr R Harrison). Tel: 0117 918 8500. Email: nhspsauctions@bevanbrittan.com

Vacant Possession



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



VACANT – Freehold Building and Site

London N15 127 Edgecot Grove, Tottenham N15 5HH

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 20th December 2004 (thus having approximately 114 years unexpired) at a current ground rent of £10 per annum.

Location

The property is located on the south side of Edgecot Grove, to the west of Braemar Road. Local shops and amenities are available along Seven Sisters Road (A503). Seven Sisters Underground Station (Victoria and Overground Lines) is around 0.5 miles to the east and the nearby A10 provides access to the North Circular Road (A406). The open spaces of Finsbury Park are within walking distance.

Description

The property comprises a self-contained flat situated on the fourth floor of a purpose built block arranged over ground and four upper floors. The property benefits from a balcony and external storage.

A Leasehold Self-Contained Purpose Built Fourth Floor Flat

Accommodation

Reception Room, Bedroom, Kitchen, Bathroom. A copy of the floor plans is available upon request from www.allstop.co.uk

To View

The property will be open for viewing every Wednesday before the Auction between 1.45 – 2.15 p.m and Saturday before the Auction between 12.45 – 1.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Everatts Solicitors (Ref: PC). Tel: 0208 424 0088. Email: paul@everatts.co.uk

Vacant Possession



VACANT – Leasehold Flat

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.allstop.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.