Bradford

116 Mandale Road, West Yorkshire **BD6 3JU**

Tenure Freehold.

Location

The property is situated on the west side of Mandale Road, close to its junction with Cooper Lane. Cooper Lane leads into Great Horton Road (A467) which in turn leads on to the A6177 and provides access to the M606 Motorway. Shops are available along Cooper Lane, with a more extensive range of facilities being accessible in Bradford city centre. Rail services run from Bradford Inter-Change Station approximately 3.8 miles to the north-east. The open spaces of Wisbey Park are nearby.

Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens and a gas-fired central heating system (not tested).

Assured Tenancy

Accommodation

property provides:

of £6.500 per annum.

Tenancv

Seller's Solicitor Messrs Sandersons Solicitors (Ref: GD). Tel: 01482 324662. Email: gdavis@sandersonssolicitors.co.uk

A Freehold site extending to approximately

0.078 Hectares (0.193 Acres). Possible Potential for

Residential Development subject to obtaining all

The property was not internally inspected by

by the Vendor. We are informed that the

Two Bedroom Accommodation

Allsop. The following information was supplied

The property is subject to an Assured Tenancy

commencing 3rd March 2014 at a current rent

A Freehold Semi-Detached House Subject to an

INVESTMENT -Freehold House

Ripley

Land Adjoining Graften Cottage, **Polesden Lane.** Surrey. **GU23 6DX**

Tenure

Freehold.

Location

The property is located on the west side of Polesden Lane, to the south of its junction with Newark Lane. Newark Lane leads to the A3 to the east, which in turn provides access to the M25 Motorway (Junction 10). Local shops are available in Ripley to the east, with a more extensive range of shops and other facilities being available in Woking to the north-west and Guildford to the south-west. Rail services run from Woking Station approximately 4.5 miles to the north-west. The open spaces of Ripley Green are nearby.

Description

The property comprises a roughly rectangular, broadly level site extending to approximately 0.078 hectares (0.193 acres). The property may afford potential for residential development, subject to obtaining all necessary consents.

Accommodation

necessary consents

Site Area extending to approximately 0.078 hectares (0.193 acres)

Planning

Local Planning Authority: Guildford Borough Council. Tel: 01483 505050. The site may afford potential for residential development subject to obtaining the necessary consents.

Seller's Solicitor

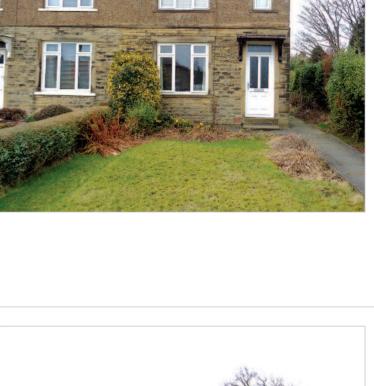
Cain Associates (Ref: W.Cain). Tel: 0208 298 0229 Email: cain@cain-associates.co.uk













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