

## London SE27 117C Knights Hill, West Norwood SE27 0SP

### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th March 2004 (thus having approximately 88 years unexpired) at a current ground rent of £150 per annum.

### Location

The property is situated on the east side of Knights Hill (A215) and on the corner of Chapel Road. There are extensive shopping facilities located a short walk to the north on Knights Hill with more shopping and other amenities being located approximately 0.2 miles east on Norwood High Street. The property is well served by local bus routes and rail services can be accessed approximately 0.3 miles to the north at West Norwood Station. The open spaces of Trivoli Park are within easy reach to the south.

### Description

The property comprises a self-contained first and second floor maisonette situated within an end of terrace building arranged over ground, first and second floors.

## A Leasehold Self-Contained First and Second Floor Maisonette

### Accommodation

**First Floor** – Reception Room, Kitchen, Shower Room with WC

**Second Floor** – Bedroom

### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 1.30 – 2.00 p.m. These are open viewing times with no need to register. (Ref: UD).

## Vacant Possession



VACANT – Leasehold Flat

## Broadstairs Sacketts Hill Farm, Sacketts Hill, Kent CT10 2QS

On the instructions of L Brooks MRICS  
and V Liddell MRICS of Allsop LLP acting  
as Joint Fixed Charge Receivers

allsop

### Tenure

Freehold.

### Location

The property is situated on the south side of Sacketts Hill off Dane Court Road (A255) and between Ramsgate and Margate. A good range of shops and local amenities including the Westwood Cross Shopping Centre are available in Westwood a short distance to the west. Broadstairs station is approximately 1.8 miles to the south and provides direct services to London's St Pancras International Station. The Queen Elizabeth Queen Mother Hospital is approximately 1.5 miles to the north-west and the A28 is also accessible to the north.

### Description

The property comprises a site extending to approximately 0.688 hectares (1.7 acres) which is occupied by a derelict two storey Grade II Listed former farm house and outbuildings.

### Accommodation

The property was not internally inspected by Allsop.

## A Freehold Derelict Grade II Listed Former Farm House Building and Outbuildings Occupying a Site extending to approximately 0.688 Hectares (1.7 Acres). Possible Potential for Redevelopment subject to obtaining all necessary consents

We understand the property provides a derelict former farm house and outbuildings.

**Approximate Site Area** – 0.688 Hectares  
(1.7 Acres).

### Planning

Local Authority: Thanet Council.

Tel: 01843 577150.

Email: [planning.services@thanet.gov.uk](mailto:planning.services@thanet.gov.uk)

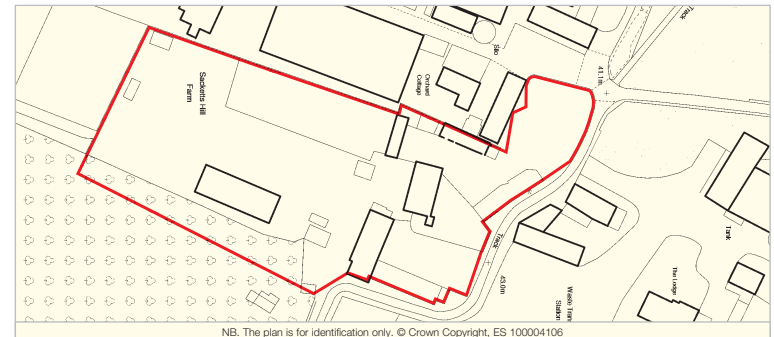
The property may afford potential for redevelopment subject to obtaining all necessary consents.

Please refer to the legal pack for a planning appeal notice containing details of a lapsed planning permission for change of use and residential development. Prospective purchasers are advised to make their own enquiries with the local planning authority in respect of any historical information and up to date planning consents they require.

### To View

Please email: [harriet.mitchell@allsop.co.uk](mailto:harriet.mitchell@allsop.co.uk) with the subject heading 'Viewing – Lot 40'.

## Freehold Site and buildings



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

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 £750 (including VAT) upon exchange of sale memoranda.