

Sevenoaks 2 Locks Yard, High Street, Kent TN13 1LT

Tenure
Freehold.

Location

The property is situated on the south side of Lock's Yard to the east of its junction with High Street (A225). The property is well located in the heart of Sevenoaks town centre directly off the High Street. The property benefits from easy access to a wide range of facilities. Sevenoaks Rail Station is approximately 0.6 miles to the north-west, offering direct services to London Bridge, Cannon Street and Charing Cross with journey times of approximately 35 minutes. In addition, the M25 and A21 are 3 miles to the north-west.

Description

The property comprises a vacant derelict detached house with a courtyard.

Accommodation

Once implemented, the scheme will comprise:

Maisonette 1

Ground Floor – Two Bedrooms, Shower with WC and wash basin

Basement – Kitchen/Diner, Utility Room, Bathroom with WC and wash basin

A Freehold Building occupying a Site extending to Approximately 0.007 Hectares (0.018 Acres). Planning Permission for Demolition of Existing and Erection of 2 x Two Bedroom Self-Contained Maisonettes

Maisonette 2

First Floor – Kitchen/Diner, Study, WC with wash basin

Second Floor – Bedroom with En-Suite Bathroom with WC and wash basin, Bedroom with En-Suite Shower Room with WC and wash basin

Site Extending to Approximately 0.007 Hectares (0.018 Acres)

Planning

Local Planning Authority:
Sevenoaks District Council.
Tel: 01732 227000.

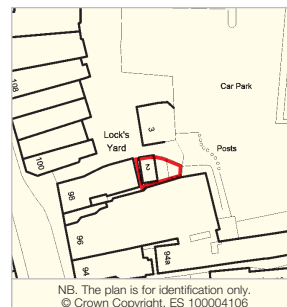
The property is to be offered with planning permission for 'demolition of existing dwellings and erection of 2 x two bedroom flats'.

Application No: SE/14/04017/FUL dated 31st March 2015.

Seller's Solicitor

Lawrence Graham LLP (Ref: Mr K Ahmad).
Tel: 0207 759 6566.
Email: khalil.ahmad@lg-legal.com

Vacant Possession



To View

External viewings only.

**VACANT –
Freehold Site with Planning**



Clacton-on-Sea 6 Orwell Road, Essex C015 1PR

Tenure
Freehold.

Location

The property is situated on the east side of Orwell Road between its junctions with Marine Parade East and Pallister Road and approximately 50 metres from the seafront. The A133 provides access towards Colchester town and Ipswich. Further communications are available by Clacton-on-Sea Rail Station, which is only a nine minute walk and provides regular Rail services to London Liverpool Street. Extensive local shops and amenities can be found within walking distance in the town centre. Clacton-on-Sea Pier is also within close proximity to the subject property.

Description

The property comprises a semi-detached double fronted building arranged over ground and two upper floors. The property is internally arranged to provide a House of Multiple Occupation (HMO) comprising seven bedsitting rooms and four self-contained studio flats. There are car parking spaces to the rear.

A Freehold Semi-Detached Double Fronted Building internally arranged to provide HMO Accommodation comprising Seven Bedsits and Four Self-Contained Studio Flats. Each Bedsit and Studio Flat is subject to an Assured Shorthold Tenancy

Accommodation

Ground Floor – Two Bedsitting Rooms each with Kitchenette, Utility Room (Former Kitchen) through to Further Bedsitting Room and Communal Bathroom with WC/wash basin

First Floor – Three Bedsitting Rooms each with Kitchenette, Studio Room with Kitchen and Shower Room/WC, Communal Shower Room, Communal WC

Second Floor – Three Studio Rooms each with Kitchenette and En-Suite Shower Room with WC, Further Bedsitting Room with Kitchenette, Communal WC

Tenancy

Each bedsitting room (7) and studio flat (4) is subject to an Assured Shorthold Tenancy. The total current rent reserved equates to £53,640 per annum. Please refer to the legal pack for copies of the agreements.

Planning

Local Planning Authority: Tendring District Council.
Tel: 01255 686868.
The property may afford potential for redevelopment subject to obtaining all the necessary consents.

Seller's Solicitor

ME Solicitors (Ref: Ms C Miller).
Tel: 0207 987 2515.
Email: askus@me-solicitors.co.uk

**Total Current
Rent Reserved
£53,640
per annum
(equivalent)**

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

**INVESTMENT –
Freehold Building**



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.