

Gillingham 'Former Green Dragon', 85 Church Street, Kent ME7 1TR

Tenure
Freehold.

Location
The property is situated on the west side of Church Street with a retail frontage to St Albans Close. Local amenities are available whilst Gillingham town centre is less than a mile away. Gillingham Railway Station is situated within close proximity and provides direct services to London Victoria and St Pancras with journey times of approximately 50 minutes.

Description
The property provides a broadly rectangular site which extends to approximately 0.09 hectares (0.23 acres).

A Freehold Broadly Rectangular Shaped Site extending to 0.09 Hectares (0.23 Acres). Planning Permission for Fourteen One Bedroom Flats

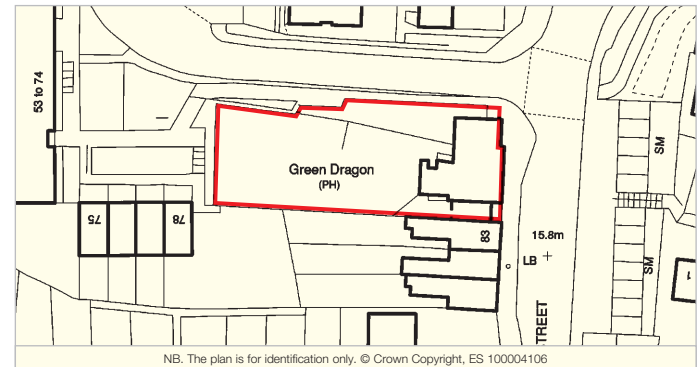
Accommodation
Site Area Approximately 0.09 Hectares (0.23 Acres)

Planning
Local Planning Authority: Medway Council
Tel: (01634) 306000.
Permission was granted, dated 15th July 2013, for 'demolition of existing building and construction of a residential development comprising 14 x one bedroom flats and associated car parking' (Application No: MC/12/1775).

Seller's Solicitor
Messrs Cain Associates (Ref: Mr Cain).
Tel: 0208 298 0229.
Email: cain@cain-associates.co.uk

Vacant Possession

VACANT – Freehold Development



London SE7 Land to the Rear of 78-86 Maryon Road, Charlton SE7 8DJ

Tenure
Freehold.

Location
The property is located on the west side of Maryon Road to the rear of blocks 82-86 Maryon Road up to Heathwood Gardens. A good range of local amenities is available within Woolwich and Charlton. There are frequent bus routes nearby with mainline rail services from Woolwich Dockyard and Docklands Light Railway from Woolwich Arsenal a short distance to the east. The A102 and A205 (South Circular Road) provides access into Central London and further afield. The open spaces of Maryon Park are within walking distance.

Description
The property comprises two sites which extend to a total of approximately 0.153 hectares (0.376 acres). Access is via the lane adjacent to blocks 82-86 Maryon Road.

Two Freehold Sites currently Occupied by a Parade of Derelict Garages extending to a total area of Approximately 0.153 Hectares (0.376 Acres). Planning Permission for demolition and erection of 3 x 2/3 Bedroom Dwellings. Further Potential for Development of Adjoining Site subject to obtaining all necessary consents. To be offered as One Lot

Accommodation
Total Site Area Approximately 0.153 Hectares (0.376 Acres)

To View
Please call the Joint Auctioneer.

Planning
Planning permission was granted on 10th January 2013 for 'demolition of garages and erection of 3 new detached 2/3 bed family dwellings'. Copies of plans and permission are available from the auctioneers upon request. Please email: jimmy.bruce@allsop.co.uk

Joint Auctioneer
Messrs Browne & Brooke Estate Agents (Ref: Steven Browne).
Tel: 0208 858 0200.
Email: steven@browneandbrooke.com

Seller's Solicitor
Messrs Roger Dean & Co.
Tel: 01959 542872.
Email: rogerdeanco@btconnect.com



INVESTMENT – Two Freehold Sites, One with Planning Permission



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.