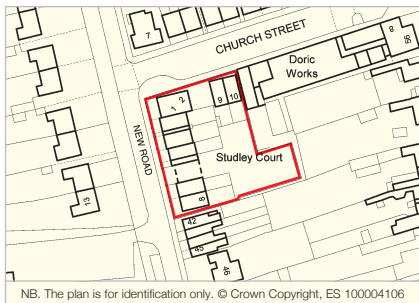


## Studley

### Studley Court, Church Street, Warwickshire B80 7LG

- **A Freehold Block occupying a Site extending to Approximately 0.146 Hectares (0.361 Acres) providing Two Semi-Detached Houses, Five Town Houses and Three Self-Contained Flats**
- **Comprising 8 x Three Bedroom Units and 2 x Two Bedroom Units**
- **One Semi-Detached House, Five Town Houses, Three Flats each subject to an Assured Shorthold Tenancy, One Semi-Detached House Vacant**
- **Potential to create Second Floor Accommodation for each Semi-Detached House, subject to all necessary consents**
- **To be offered Collectively as One Lot**
- **Total Current Rent Reserved**

**£76,260 per annum  
(equivalent) with one  
unit vacant**



#### Seller's Solicitor

Quality Solicitors Parkinson and Wright  
(Ref: EM).

Tel: 01905 721600.

Email: [epm@parkinsonwright.co.uk](mailto:epm@parkinsonwright.co.uk)

#### INVESTMENT/VACANT – Freehold Block



#### Tenure

Freehold.

#### Location

The property is situated at the junction of Church Street and New Road. Local shops and amenities are available along Studley High Street to the north. Rail services run from Redditch Station approximately 2.6 miles to the north-west. The M42, M40 and M5 Motorways are nearby, providing access to further major roadways. There are open spaces to the north. Worcester, Stratford-upon-Avon and Birmingham are all accessible.

#### Description

The property comprises a block of five town houses and three self-contained flats arranged over ground and two upper floors together with an additional two semi-detached houses. The property benefits from generous car parking to the rear. In addition, each house benefits from a garden area and flats 2 and 11 have shared gardens.

\*The following numbers have been inspected by Allsop: 2, 4, 8 and 10. The remaining accommodation detailed within the schedule below was provided by the seller.

#### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

#### Site Area

0.146 Hectares (0.361 Acres)

Property	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
2*	Two Bedroom Accommodation (Flat)	Subject to an Assured Shorthold Tenancy from 8th September 2017	£620 p.c.m.
3	Three Bedroom Accommodation (House)	Subject to an Assured Shorthold Tenancy from 26th April 2013	£750 p.c.m.
4*	Three Bedroom Accommodation (House)	Subject to an Assured Shorthold Tenancy from 3rd June 2013	£750 p.c.m.
5	Three Bedroom Accommodation (House)	Subject to an Assured Shorthold Tenancy from 10th October 2014	£750 p.c.m.
6	Three Bedroom Accommodation (Flat)	Subject to an Assured Shorthold Tenancy 12th September 2014	£650 p.c.m.
7	Three Bedroom Accommodation (House)	Subject to an Assured Shorthold Tenancy from 4th December 2013	£750 p.c.m.
8*	Three Bedroom Accommodation (House)	Subject to an Assured Shorthold Tenancy from 17th August 2015	£750 p.c.m.
9	Three Bedroom Accommodation (Semi-Detached House)	Subject to an Assured Shorthold Tenancy from 23rd February 2018	£750 p.c.m.
10*	Three Bedroom Accommodation (Semi-Detached House)	Vacant	–
11	Two Bedroom Accommodation (Flat)	Subject to an Assured Shorthold Tenancy from 27th October 2015	£585 p.c.m.

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



