

Cheddleton

28 The Avenue,
Nr. Leek,
Staffordshire
ST13 7JB

BY ORDER OF THE GOVERNMENT LEGAL DEPARTMENT (BVD)

Tenure
Freehold.

Location
The property is situated on the north side of The Avenue, which is located off Cheadle Road (A520). Cheddleton is to the south of Leek with its amenities and shops. The more extensive facilities of Stoke-on-Trent are accessible to the south-west. There is a Rail station in Stoke-on-Trent. The A520 is to the west.

Description
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. Externally, there are gardens to the front and rear with off-street parking and a detached garage. There are outbuildings in the rear garden.

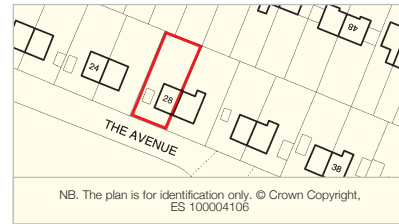
Accommodation
Ground Floor – Two Reception Rooms, Kitchen, Utility Room, Cloakroom/WC

A Freehold Semi-Detached House with Garage

Vacant Possession

First Floor – Three Bedrooms, Shower/WC
Please note that the seller has no information in respect of the extension and outbuildings at the property and the buyer should make and rely on their own inspection and enquiries, including any planning permission/consent as the property is sold as seen. Please see paragraph (c) of the Special Conditions of Sale.

To View
The property will be open for viewing every Tuesday and Thursday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).



VACANT – Freehold House

Barton-le-Clay

Former Covered Reservoir,
Old Road,
Bedfordshire
MK45 4LB

BY ORDER OF ANGLIAN WATER GROUP

Tenure
Freehold.

Location
The property is situated on Old Road, to the north of its junction with Hexton Road (B655). Local amenities are available in Barton-le-Clay itself, with the further facilities of Luton, Bedford and Milton Keynes also being accessible. Rail services run from Luton Station and the A6 and M1 Motorway are to the west. The Barton Hills National Nature Reserve is to the south.

Description
The property comprises a former covered reservoir occupying a site which extends to approximately 0.700 hectares (1.729 acres). The site is roughly rectangular and generally overgrown.

A Freehold Site extending to Approximately 0.700 Hectares (1.729 Acres). To be offered with Planning Permission for the Construction of a Residential Dwelling

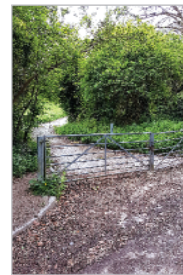
Accommodation
Site Area Approximately 0.700 Hectares (1.729 Acres)

Planning
Local Planning Authority: Central Bedfordshire.
Tel: 0300 300 8308.
The property is to be offered with planning permission (Ref: 15/02030) for "conversion of a former covered reservoir to a single residential dwelling, with access and associated infrastructure". Copies of the planning permission and associated plans are available from the auctioneers upon request. Please email zoe.baxter@allsop.co.uk for further details.

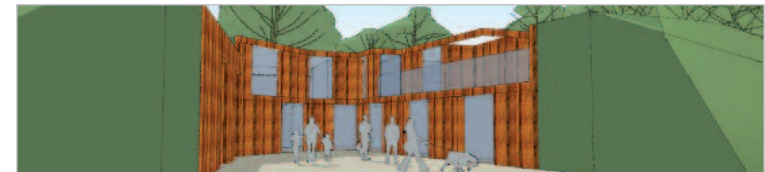
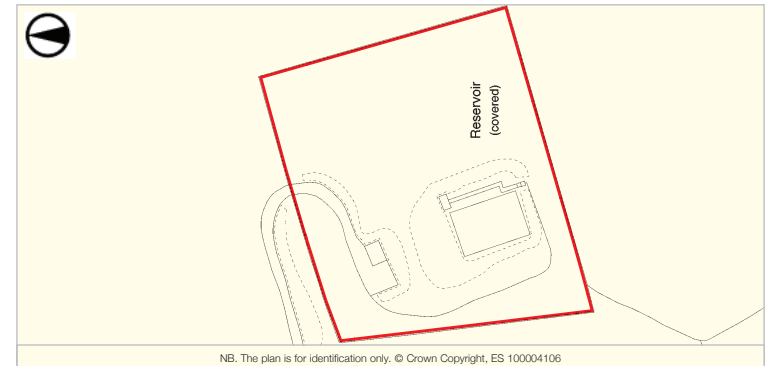
To View
The property will be open for viewing on Friday 19th May between 11.00 a.m. – 12.30 p.m. These are open viewing times with no need to register.

Seller's Solicitor
Eversheds (Ref: Ms S Baden).
Tel: 0121 232 1405.
Email: selinabaden@eversheds-sutherland.com

Vacant Possession



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 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.

Lot 112 - SOLD PRIOR