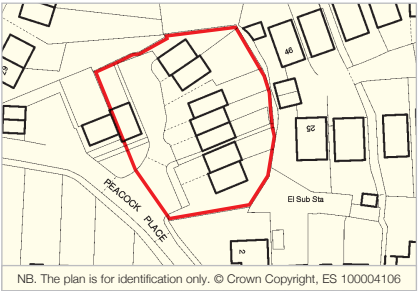


**Ilkeston**  
**4 (Lot 226),**  
**6 (Lot 227),**  
**8 (Lot 228),**  
**10 (Lot 229),**  
**12 (Lot 230),**  
**14 (Lot 231),**  
**16 (Lot 232) and**  
**18 (Lot 233) Peacock**  
**Place,**  
**Church Street,**  
**Derbyshire**  
**DE7 8QG**

- **Eight Newly Built Freehold Houses**
- 5 x Three Bedroom Semi-Detached and 3 x Two Bedroom Mid Terrace Houses
- Each House benefits from a Rear Garden
- To be offered Individually or Collectively

**Vacant Possession**



**To View**  
 The property will be open for viewing every Tuesday and Friday before the Auction between 9.00 – 10.30 a.m. These are open viewing times with no need to register. (Ref: MW).

**Seller's Solicitor**  
 Messrs Evans Dodd (Ref: Deepak Maghnani).  
 Tel: 0207 491 4729.  
 Email: dm@evansdodd.co.uk

**VACANT – Eight Freehold Houses**



**Tenure**  
 Freehold.

**Location**  
 Ilkeston is a town which lies on the border of Derbyshire and Nottinghamshire. The city of Nottingham is 9 miles to the east and Derby is 12 miles to the south-west. Peacock Place runs to the north of Church Street. Local shops are available, together with the further facilities of Ilkeston to the south. Ilkeston Community Hospital and Granby Junior School are both close by. Ilkeston Rail Station opened in April 2017 and affords services to Leeds, Sheffield and Nottingham. The M1 Motorway (Junction 26) is less than 5 miles away within a 10 minute drive to the east.

**Description**  
 The property comprises five semi-detached and three mid terrace houses each arranged over ground and first floors beneath a pitched roof. Each house benefits from a rear garden. The houses will be offered individually or collectively as one lot.

Lot	House No	Description	Accommodation
226	4	Semi-Detached	Ground Floor – Reception Room, Kitchen/Diner, WC. First Floor – Three Bedrooms, En-Suite Shower Room, Bathroom/WC
227	6	Semi-Detached	Ground Floor – Reception Room, Kitchen/Diner, WC. First Floor – Three Bedrooms, En-Suite Shower Room, Bathroom/WC
228	8	Mid Terrace	Ground Floor – Reception Room, Kitchen/Diner, WC. First Floor – Two Bedrooms, Bathroom/WC
229	10	Mid Terrace	Ground Floor – Reception Room, Kitchen/Diner, WC. First Floor – Two Bedrooms, Bathroom/WC
230	12	Mid Terrace	Ground Floor – Reception Room, Kitchen/Diner, WC. First Floor – Two Bedrooms, Bathroom/WC
231	14	Semi-Detached	Ground Floor – Reception Room, Kitchen/Diner, WC. First Floor – Three Bedrooms, En-Suite Shower Room, Bathroom/WC
232	16	Semi-Detached	Ground Floor – Reception Room, Kitchen/Diner, WC. First Floor – Three Bedrooms, En-Suite Shower Room, Bathroom/WC
233	18	Semi-Detached with Garage	Ground Floor – Reception Room, Kitchen/Diner, WC. First Floor – Three Bedrooms, En-Suite Shower Room, Bathroom/WC

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.alltop.co.uk](http://www.alltop.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.





Alternative view of Development



Lot 233



Alternative view of Development