

## Stafford

### Site at Carder Avenue, Staffordshire ST16 1QU

**Tenure**  
Freehold.

**Location**  
The site is located at the junction of Carder Avenue and Harcourt Way, approximately 2 miles to the north of Stafford town centre, which in turn lies approximately 16 miles north of Wolverhampton. Stafford Rail Station is within reach and is on the West Coast Mainline, which affords access to both London Euston and Liverpool. The M6 Motorway (Junctions 13 and 14) provides access to Stafford town centre and Birmingham and Manchester city centres. Guildhall Shopping Centre, Stafford Gatehouse Theatre and Stafford College are all within reach.

**A Freehold Site extending to Approximately  
0.02 Hectares (0.06 Acres)**

**Description**  
The property comprises a broadly rectangular site, which extends to approximately 0.02 hectares (0.06 acres).

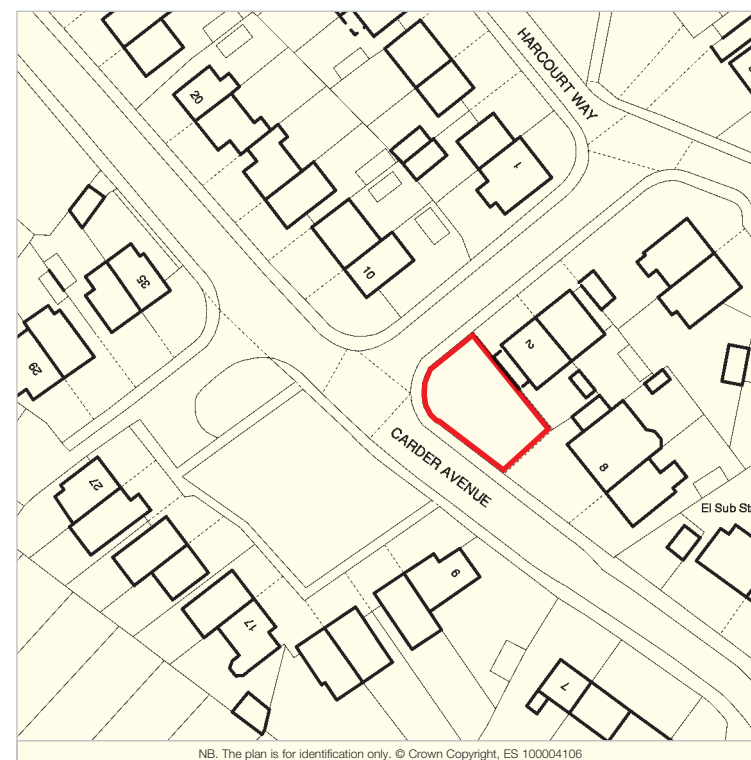
**Accommodation**  
**Site Area Approximately 0.02 Hectares  
(0.06 Acres)**

NB. The deposit for this lot must be paid by debit card. The minimum deposit is £2,000.

**Seller's Solicitor**  
Messrs Mary Monson Solicitors  
(Ref: Ms J Lloyd).  
Tel: 0161 794 0088.  
Email: julie.lloyd@marymonson.co.uk

**Vacant  
Possession**

**VACANT –  
Freehold Site**



**177**  
LOT

## Grays

### Flat 2 Trefoil House, Crest Avenue, Essex RM17 6RP

**Tenure**  
Leasehold. The property is held on a lease for a term of 99 years from 25th December 1988 (thus having approximately 70 years unexpired) at a current ground rent of £70 per annum.

**Location**  
The property is situated on the south side of Crest Avenue, which is to the west of Manor Way. Local shops and amenities are available at Grays Shopping Centre, which is approximately 0.7 miles away. Grays Rail Station is approximately 0.7 miles away and provides direct services to London Fenchurch Street. Both the A13 and M25 Motorway are also within reach.

**Description**  
The property comprises a self-contained flat situated on the first floor of a purpose built building arranged over ground, first and second floors beneath a pitched roof.

**A Leasehold Self-Contained Purpose Built First Floor  
Flat subject to an Assured Shorthold Tenancy**

**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:  
Reception Room, Bedroom, Kitchen, Bathroom

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy for a term of 2 years from 1st October 2016 at a current rent of £550 per calendar month.

**Seller's Solicitor**  
Messrs Norman H Barrett & Co  
(Ref: PR).  
Tel: 0208 471 2112.  
Email: prosen@normanhbarrett.co.uk

**Current Gross  
Rent Reserved  
£6,600 per  
annum  
(equivalent)**

**INVESTMENT –  
Leasehold Flat**



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LOT

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.