

## Burton-upon-Trent

### 19 (Lot 224) & 51 (Lot 225)

#### Caroline Court, Staffordshire DE14 3NG

On the instructions of A Kisby MRICS and P Mayo MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



#### Tenure

Leasehold. Each flat is held on a lease for a term of 125 years from 1st March 2005 (thus having approximately 115 years unexpired) at a current ground rent of £100 per annum.

#### Location

Caroline Court is located approximately one mile south from Burton-upon-Trent town centre. The properties are situated to the south-west of its junction with Evershed Way. Local shops, schools and bus services are provided locally, with a college half a mile to the east. The more extensive facilities of Burton-upon-Trent are available to the north, providing a wider range of shops, hospital and Burton-upon-Trent Rail Station.

Two Leasehold Self-Contained Purpose Built Flats.  
Each Flat Subject to an Assured Shorthold Tenancy.  
To be offered either Individually or Collectively

#### Description

The property comprises two self-contained flats situated within a purpose built block arranged over ground and two upper floors beneath a pitched roof. Each property benefits from allocated parking. The properties are to be offered either individually or collectively.

#### Accommodation

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the Receivers.

#### Seller's Solicitor

Foot Anstey LLP (Ref: JM).  
Tel: 0117 915 4700.  
Email: jennifer.martin@footanstey.com

Total Current  
Rent Reserved  
**£10,260**  
per annum  
From Two  
Flats

Two Leasehold  
Flats



Lot	Address	Floor	Accommodation	Tenancy	Current Rent Reserved £ p.c.m.
224	19 Caroline Court	Ground	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 4th September 2014	£450 p.c.m
225	51 Caroline Court	Ground	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st December 2014	£405 p.c.m

224-225  
LOTS

## Sheffield

### Verges and Other Areas of Land, James Walton Estate, South Yorkshire S20

A Freehold Parcel of Verges and Land.  
To be offered Collectively as One Lot

**TO BE OFFERED WITHOUT RESERVE**

#### Tenure

Freehold.

#### Location

James Walton Drive is located off Station Road (B6058) which in turn runs off the B6053 (Eckington Way). Communications are afforded by the M1 Motorway (Junction 30) and the A57 (Worksop Road).

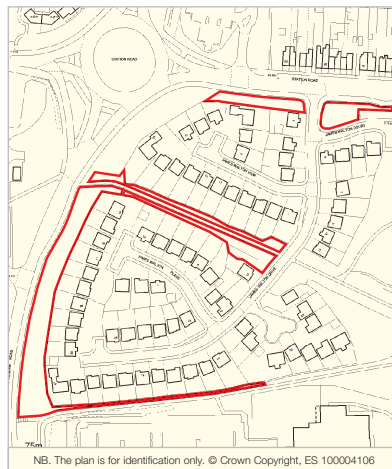
#### Description

The property comprises a parcel of verges and other areas of land situated within the James Walton Estate. The verges and areas of land will be offered collectively as one lot.

#### Accommodation

##### Verges and Other Areas

Copy plans detailing the verges and areas of land to be sold are available for inspection within the legal documentation.



#### Seller's Solicitor

Swan & Dale (Ref: NS).  
Tel: 0208 893 6888.  
Email: nsuppal@swananddale.co.uk

#### Vacant Possession

**VACANT – Freehold Verges and Areas of Land**

226  
LOT

## Manchester

### Flat 2, 235 Upper Brook Street, Lancashire M13 0HL

A Leasehold Self-Contained First Floor Flat

#### Tenure

Leasehold. The property is held on a lease for a term of 999 years from 1st December 1991 (thus having approximately 975 years unexpired) at a current ground rent of £25 per annum.

#### Location

Upper Brook Street is located approximately a mile and a half south-east of Manchester on Upper Brook Street and the property is situated to the north of its junction with Anson Road. A good selection of shops is available together with other amenities including St Chrysostom's Church Of England Primary School, University of Manchester and St Mary's Hospital. The more extensive facilities of Manchester are available to the north and provide a larger variety of shops, and other facilities including Manchester Oxford Road Rail Station 1.4 miles away.

#### Description

The property comprises a self-contained first floor flat situated in a mid terrace building arranged over ground and two upper floors. The property benefits from communal front and rear gardens.



#### Accommodation

**First Floor** – Two Bedrooms, Reception Room, Kitchen, Bathroom/WC

#### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: MW).

#### Vacant Possession

**VACANT – Leasehold Flat**

227  
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 £750 (including VAT) upon exchange of sale memoranda.