

Ballywalter

Land at Westland Road, County Down Northern Ireland

BY ORDER OF FIXED CHARGE RECEIVERS

Tenure
Freehold.

Location
The property is bounded by Westland Road to the west and Buckfield Drive to the north, west and south. It is accessed from Westland Road. Local amenities are available whilst the A2 can be accessed to the east. The open beaches of the east coast are readily available.

Description
Broadly triangular site extending to approximately 0.2 hectares (0.5 acres).

A Freehold Site extending to Approximately 0.2 Hectares (0.5 Acres) with Planning for Three Detached Cottages

Accommodation
Site Area 0.2 Hectares (0.5 Acres)

Planning
The property benefits from permission granted on 16th March 2011 for the development of a residential mews comprising three detached four bedroomed cottages accessed via a private driveway.
Planning Authority: The Planning Service.
Application No: X/2010/0718/F Dated 16th March 2011.

Seller's Solicitor
John McKee & Son (Ref: A McCann).
Tel: 0289 023 2303.
Email: andrea_mccann@jmckee.co.uk

Vacant Possession



VACANT – Freehold Site

Bolsover

The Sportsman, Villas Road, Chesterfield S44 6QD

On the instructions of J Gershinson FRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Tenure
Freehold.

Location
The property is situated on the east side of Villas Road close to its junction with New Bolsover. Local amenities are available along Station Road with the more extensive facilities of Chesterfield located approximately 5 miles to the west. Rail services run from Chesterfield Rail Station located approximately 5.7 miles to the west. The A632 provides access to the A6192 and in turn the M1 (junction 29A) Motorway. The open spaces of Castle Leisure Park are opposite the property. The property is located near to Bolsover Castle.

Description
The property comprises a Grade II Listed detached building arranged over basement, ground and first floors beneath a pitched roof. The property also benefits from a yard to the rear.

A Freehold Former Grade II Listed Public House. Approximate NIA 397 sq m (4,273 sq ft). Potential for Change of Use subject to obtaining all necessary consents

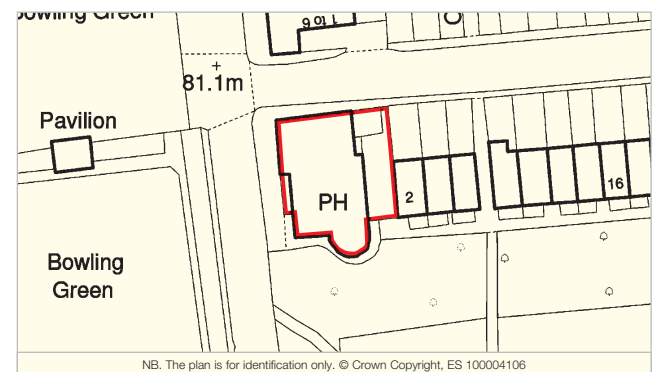
Accommodation
The property was not internally inspected or measured by Allsop. The following information was obtained from a Valuation Report. We are informed that the property provides:
Basement – Cellar sq m sq ft
NIA approximately 25.30 272
Ground Floor – Function Room, Open Plan Bar Area including a Games Area and Lounge Area, Kitchen, Male/Female WCs
NIA approximately 296.68 3,193
First Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom
NIA approximately 75.02 808
Total Floor Area
(NIA) approximately 397.00 4,273

Planning
Local Planning Authority:
Bolsover District Council. Tel: 01246 242 424.
The property may afford potential for change of use subject to obtaining all necessary consents.

Seller's Solicitor
Walker Morris (Ref: OO).
Tel: 0113 283 2500.
Email: owen.ormond@walkermorris.co.uk

Vacant

To View
The property will be open for viewing every Tuesday and Thursday before the Auction between 9.00 – 9.30 a.m. (Ref: MW).



**Freehold Former
Public House**

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