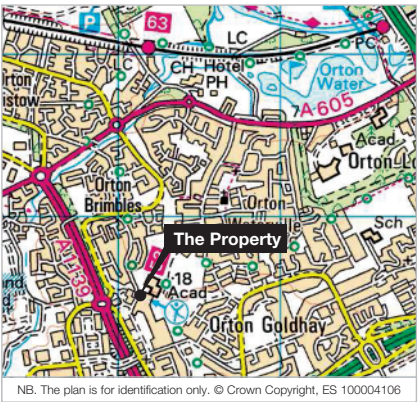
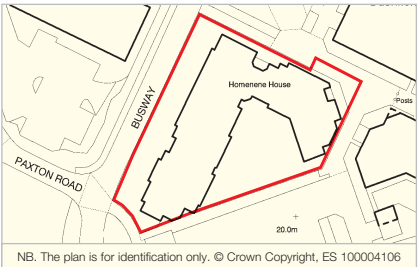


**Peterborough**  
**“Homenene House”,**  
**Bushfield,**  
**Orton Goldhay,**  
**Cambridgeshire**  
**PE2 5PP**

- **A Freehold Ground Rent Investment Secured upon a Mixed Use Purpose Built Block Providing Sheltered Accommodation and Offices**
- Occupying a Site extending to Approximately 0.258 Hectares (0.637 Acres)
- Current Rent Reserved  
**£1 per annum**

**BY ORDER OF PETERBOROUGH CITY COUNCIL**



**INVESTMENT – Freehold Ground Rent**



**Tenure**  
 Freehold.

**Location**  
 The property is situated on the south-east side of Busway, at its junction with Paxton Road. Local amenities are available approximately 0.2 miles to the north-east, whilst the further facilities of Peterborough city centre, including Peterborough Rail Station and Rivergate Shopping Centre are also within reach to the east. Local schools and colleges are within a two mile radius, including Ormiston Bushfield Academy approximately 0.2 miles to the east. The A1 is accessible to the south-west.

**Description**  
 The property comprises a ground rent investment secured upon a purpose built block arranged over ground and two upper floors beneath a pitched roof. The block is internally arranged to provide sheltered accommodation over ground, first and second floors, together with self-contained offices over ground and first floors.

**Tenancy**  
 Details of the headlease are set out below. Details of occupational tenancies can be found in the legal pack.

Tenant	Terms of Tenancy	Ground Rent £ p.a.
Thomas Ward Limited	Lease for a term of 125 years from 1st January 1984 (thus having approximately 93 years unexpired)	£1

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.