

## Cheltenham

### 82-88 Tennyson Road, Gloucestershire GL51 7DB

**Tenure**  
Freehold.

**Location**  
The property is located on the east side of Tennyson Road close to its junction with Shelley Road. Local shops and amenities are readily available within walking distance with the further facilities of Cheltenham town being available to the east. Cheltenham Spa Rail Station is within reach and provides a regular and direct service to London Paddington. The M5 Motorway can be accessed to the west.

**Description**  
The property comprises a site extending to approximately 0.122 hectares (0.302 acres). The site is currently occupied by a detached house arranged over ground and first floors.

**Accommodation**  
**House**  
**Ground Floor** – Reception Room, Dining Room, Kitchen  
**First Floor** – Three Bedrooms, Bathroom

A Freehold Rectangular Site extending to Approximately 0.122 Hectares (0.302 Acres). Currently Occupied by a Detached House. To be offered with Planning Permission for Rebuilding of Former Shop with Flat Above and Construction of a New Purpose Built Block comprising Seven Self-Contained Flats (2 x Two Bedroom Flats and 5 x One Bedroom Flats)

**Site Area** Approximately 0.122 Hectares (0.302 Acres)

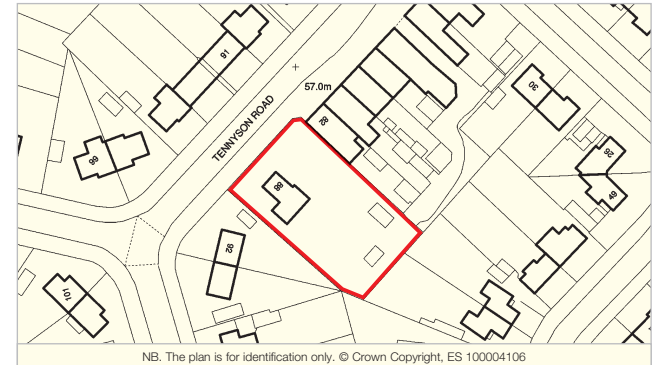
**Planning**  
Planning permission has been granted, dated 4th January 2012 for 'Re-building of former shop with flat above (previously demolished due to fire damage), construction of 7 additional new flats, and formation of new vehicular access onto Tennyson Road following demolition of 88 Tennyson Road.  
(Application Number: 11/01646/TIME).

**To View**  
The properties will be open for viewing on Saturday 7th December and Saturday 14th December between 12 noon and 2.00 p.m. Please note that this will be by appointment only. Please e-mail jimmy.bruce@allsop.co.uk to confirm your attendance.

**Seller's Solicitor**  
Messrs Philip Smart & Associates  
(Ref: Philip Smart).  
Tel: (01242) 529333 Fax: (01242) 527404.  
Email: philip-smart@btconnect.com



**INVESTMENT –  
Freehold Site with Planning**



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## London E17

### First Floor Flat, 93 Hibbert Road, Walthamstow E17 8HE

**Tenure**  
Leasehold. The property is held on a long lease for a term of 99 years from 24th June 2000 (thus having approximately 86 years unexpired) at a ground rent of £100 per annum.

**Location**  
The property is located on the west side of Hibbert Road, immediately opposite its junction with Whetherden Street. An extensive range of local shops and amenities are available close by along Lea Bridge Road. The A10 is accessible. Communications are afforded by Cambridge Heath Rail Station which provides regular access into Central London. The open spaces of Victoria Park are within walking distance.

**Description**  
The property comprises a self-contained first floor flat situated within a mid terrace building arranged over ground and first floors beneath a pitched roof.

## A Leasehold Self-Contained First Floor Flat

**Accommodation**  
Reception Room, Three Bedrooms, Kitchen, Bathroom

**To View**  
The property will be open for viewing every Wednesday and Saturday before the Auction between 9.30 – 10.00 a.m. (Ref: UD).

**Seller's Solicitor**  
Messrs Sandhu & Shah Solicitors  
(Ref: Mr Sandhu).  
Tel: 0208 552 4100.  
Email: info@sandhuandshah.co.uk

## Vacant Possession

**VACANT – Leasehold Flat**



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