

## Wath-Upon-Dearne

**Kingfishers Walk,  
Manvers Way,  
Rotherham,  
South Yorkshire  
S63 6AD**

- **Freehold Ground Rent Investment Secured Upon Two Taylor Wimpey Leases**
- Development Comprising 215 Houses
- Occupying a Site extending to Approximately 7.34 Hectares (18.13 Acres)
- Total Current Rent Reserved **£27,950 per annum**



NB. The photograph is for identification only.

### Tenure

Freehold.

### Location

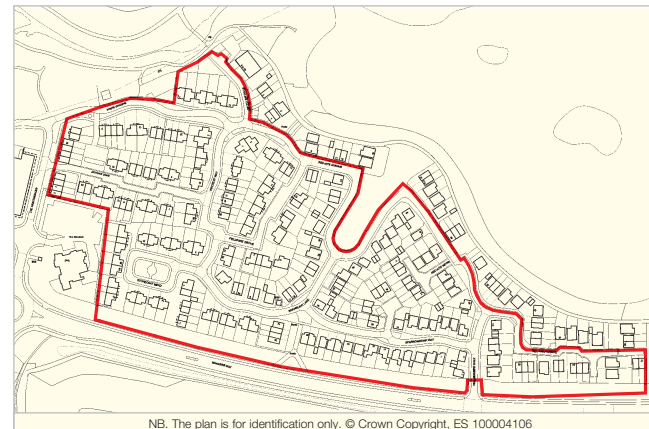
Kingfishers Walk is located in Wath-upon-Dearne and on the north side of Manvers Way (A633). Manvers Way leads to the A6195 to the east, which in turn provides access to the M1 Motorway (Junction 36). Local shops are available in Wath upon Dearne, with a more extensive range of shops and other facilities being available in Rotherham and Sheffield to the south and Doncaster to the east. National Rail services run from Wombwell Station approximately 3 miles to the west and Bolton upon Dearne Station approximately 2.6 miles to the north-east. The open spaces of Broomhill Park Old Moor are also located nearby.

### Description

The property comprises a freehold ground rent investment secured upon a Taylor Wimpey development of 215 residential units comprising a mix of 2, 3, 4 and 5 bedroom houses. The development occupies a site extending to approximately 7.34 hectares (18.13 acres).

### Accommodation and Tenancies

The property is subject to two long leases, each for a term of 999 years from 24th March 2007 (thus having approximately 991 years unexpired) at a current rent of £130 per dwelling, per annum.



### Seller's Solicitor

Messrs Freeths LLP (Ref: P Baker).  
Tel: 0845 017 7009.  
Email: peter.baker@freeths.co.uk

**INVESTMENT – Freehold Ground Rent and Land**

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.