

## Newnham Bridge 1 River View Cottages, Tenbury Wells, Worcestershire WR15 8QG

### BY ORDER OF JOINT FIXED CHARGE RECEIVERS

#### Tenure

Freehold.

#### Location

Newnham Bridge is a village in the parish of Knighton-On-Teme near Tenbury Wells, a market town in the north-west of the Malvern Hills, not far from the border between Shropshire and Worcestershire. The property is situated on an unnamed road signposted Bickley and Knighton-On-Teme. This road is located off the main A456 Kidderminster to Leominster Road, close to its junction with Station Close. The town of Kidderminster is approximately a half hour journey by car to the north-east, and provides train services to Birmingham, Worcester and London. The M5 Motorway is approximately a 40 minute car journey to the east.

#### Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. Externally the property benefits from front and rear gardens, off-street parking and a detached garage. Please note – The access road leading to the property is unfinished and currently not usable. Prospective purchasers are deemed to have made their own enquiries in this regard.

## A Freehold Detached House with Double Garage and Off-Street Parking

### Accommodation

**Ground Floor** – Reception Room, Kitchen, Utility Room, Study, WC with wash basin

**First Floor** – Four Bedrooms (Master with En-Suite Shower Room), Bathroom/WC with Separate Shower Cubicle

### To View

The property will be open for viewing for half an hour at the following times:

Tuesday 1st December at 3:30pm,

Thursday 3rd December at 3:30pm,

Tuesday 8th December at 11:00am,

Friday 11th December at 1:30pm,

Tuesday 15th December at 3:30pm.

Please note viewings cannot be accommodated outside these times. These are block viewings with no need to pre-register.

### Joint Auctioneer

Messrs CP Bigwood  
(Ref: Mr Jonathan Hackett).  
Tel: 0121 233 0500.

### Seller's Solicitor

Messrs EAD Solicitors  
(Ref: Mr Christopher Darlington).  
Tel: 0151 291 2594.

## Vacant Possession



Rear Elevation

## VACANT – Freehold House



Front Elevation

97  
LOT

## Brierley 13 Hill Top, Barnsley, South Yorkshire S72 9LF

#### Tenure

Freehold.

#### Location

The property is situated on the east side of Hill Top, which leads onto Cross Hill (A628). Local amenities are 1.2 miles to the south-west in the village of Shafton. A more extensive range of facilities is available 2.1 miles to the north-east in the town of Hemsworth. Both the M1 and A1(M) Motorways are accessible.

#### Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from off-street parking and a rear garden.

## A Freehold Mid Terrace House

### Accommodation

**Ground Floor** – Reception Room, Kitchen, Separate WC

**First Floor** – Three Bedrooms, Bathroom/WC

### To View

The property will be open for viewing every Tuesday and Friday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW)

## Vacant Possession

## VACANT – Freehold House



98  
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.alltop.co.uk](http://www.alltop.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.