

Croydon
36 The Lindens,
New Addington,
Surrey
CR0 9EJ

BY ORDER OF A HOUSING ASSOCIATION

Tenure
Freehold.

Location
The property is located on the west side of The Lindens, to the west of its junction with Field Way. Local shops are available in New Addington to the south, while the more extensive amenities and facilities of Croydon town centre are to the north-west. Fieldway Tramlink Stop provides links to East Croydon Rail Station, from where there are regular services to both London Victoria and London Bridge as well as Gatwick Airport. The A237 is accessible to the north. The open spaces of Rowdown Fields are to the west.

Description
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens.

A Freehold Mid Terrace House

Accommodation
Ground Floor – Reception Room through to Further Reception Room, Kitchen, Separate WC
First Floor – Three Bedrooms, Bathroom with WC and wash basin

To View
The property will be open for viewing every Thursday and Saturday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Vacant Possession



VACANT – Freehold Building

Bulkington
73-75 Barbridge Road,
Warwickshire
CV12 9PD



Property Services

ON THE INSTRUCTIONS OF NHS PROPERTY SERVICES LIMITED

Tenure
Freehold.

Location
The property is situated on the south side of Barbridge Road, to the east of its junction with Hemsforth Drive. Shops are available to the south along School Road, with a more extensive range of shops and other facilities being available in Bedworth town centre, including Bedworth Rail Station which lies approximately 2.6 miles to the west. The open space of Bulkington Recreation Ground is nearby. The M69 Motorway is accessible to the east of the property via the B4109.

Description
The property comprises a detached building arranged over ground and first floors beneath a pitched roof with two single garages to the side. The property is sub-divided internally to provide two self-contained units and has previously been used as residential accommodation, as well as providing both clinical and office accommodation. There is an additional area of off-street parking to the front, with a garden to the rear and the property occupies a site which extends to approximately 0.044 hectares (0.109 acres).

A Freehold Detached Building and Two Single Garages. Possible Potential for Extensions to Existing Building or Redevelopment of Site, subject to obtaining all necessary consents

Accommodation
The property was not internally inspected by Allsop. The property provides the following Gross External Areas:
Ground Floor – Three Rooms, Kitchen, WC
Ground Floor approximately: 126.6 sq m (1,363 sq ft)
First Floor – Three Rooms, Kitchen, WC
First Floor approximately 75.7 sq m (815 sq ft)

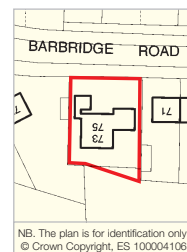
Planning
Local Planning Authority: Nuneaton & Bedworth Borough Council.
Tel: 024 7637 6376.
The property may afford potential for extensions to existing building or redevelopment of site, subject to obtaining all necessary consents.

VAT
VAT is NOT applicable to this Lot.

To View
The property will be open for viewing every Tuesday and Thursday before the Auction between 10.45 – 11.15 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor
Messrs Bevan Brittan LLP (Ref: Mr R Harrison).
Tel: 0117 918 8500.
Email: nhspsauctions@bevanbrittan.com

Vacant Possession



NB. The plan is for identification only.
© Crown Copyright, ES 100004106



VACANT – Freehold Building and Site

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.