

## Louth Sites and Former Workshop at Eve Street, Lincolnshire LN11 0JJ

**Tenure**  
Freehold.

**Location**  
The property is situated on Eve Street, to the north of its junction with Charles Street in the centre of the attractive market town of Louth. Local shops and the Market Hall are all within walking distance, with Grimsby also being accessible to the north and Boston to the south. There is a Rail station in Grimsby and the A153, A631 and A16 are all accessible.

**Description**  
The property comprises two sites. The larger site is irregular in shape and extends to approximately 0.124 hectares (0.308 acres). The site is part occupied by a concrete base which was previously the foundation of a bungalow. The smaller site is roughly rectangular and extends to approximately 0.015 hectares (0.038 acres). This site is occupied by a single storey detached former workshop. The sites will be offered collectively as one lot.

Two Freehold Sites extending to Approximately 0.139 Hectares (0.346 Acres) in total. Part Occupied by a Former Workshop. Planning Permission granted for Erection of Four Houses. To be offered Collectively as One Lot

**Accommodation**  
Total Site Area 0.139 Hectares (0.346 Acres)  
**Detached Former Workshop in Derelict Condition**

**Planning**  
Local Planning Authority: East Lindsey District Council.  
Tel: 01507 601111.  
To be offered with planning consent (Ref: N/105/0147/16) dated 26th January 2017 for the 'erection of one block of three houses and one detached house with integral single garage'.

**Seller's Solicitor**  
Cain Associates (Ref: W Cain).  
Tel: 0208 298 0229.  
Email: cain@cain-associates.co.uk

## Vacant Possession



**VACANT –  
Two Freehold Sites and  
Former Workshop with  
Planning**

## London SW16 Flat 5, 44 Ellison Road, Streatham SW16 5BY

**Tenure**  
Leasehold. The property is held on a lease for a term of 99 years from 24th June 1983 (thus having approximately 65 years unexpired) at a current ground rent of £100 per annum.

**Location**  
The property is situated on the south side of Ellison Road, to the north of its junction with Kempshott Road. Local shops and amenities are available along Streatham High Road. Rail services run from Streatham Common Station approximately 0.1 miles to the north and bus services run along Greyhound Lane. The open spaces of Streatham Common are nearby. The A23 provides access to both the M23 and M25 motorways.

**Description**  
The property comprises a self-contained second floor flat situated within a detached purpose built block arranged over ground and two upper floors beneath a mansard roof.

A Leasehold Self-Contained Purpose Built Second Floor Flat subject to an Assured Shorthold Tenancy

**Accommodation**  
Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 1st March 2017 at a current rent of £275 per week.

**To View**  
The property will be open for viewing every Friday between 12.30 – 1.30 p.m. and Saturday between 2.45 – 3.15 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**  
Messrs Fosters Solicitors (Ref: JB).  
Tel: 01603 620508.  
Email: norwich@fosters-solicitors.co.uk

**Current Gross  
Rent Reserved  
£14,300  
per annum  
(equivalent)**

**INVESTMENT –  
Leasehold Flat**



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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.