

**Mareham le Fen**  
**The Royal Oak,**  
**Main Street,**  
**Nr. Boston,**  
**Lincolnshire**  
**PE22 7RL**

**BY ORDER OF MORTGAGEES**  
**NOT IN POSSESSION**

**Tenure**  
 Freehold.

**Location**  
 The property is situated on the north side of Main Street, close to its junction with Watery Lane. The local amenities of Mareham le Fen are readily accessible with the further extensive shopping facilities of Boston being situated approximately 13 miles to the south. The nearby A16 provides access to the A1(M).

**Description**  
 The property comprises a former public house arranged over ground and first floors, together with two single storey cottages. The site extends to approximately 0.147 hectares (0.362 acres). There is a former beer garden, together with car parking facilities.

**A Freehold Former Public House Together with Two Cottages,**  
**Occupying a Site extending to Approximately 0.147 Hectares**  
**(0.36 Acres)**

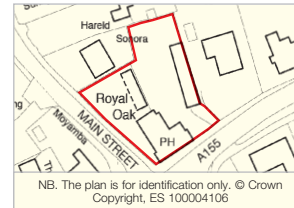
**Accommodation**  
 The property was not internally inspected by Allsop, the Seller or its agents. As such, there is no detail of the building's current configuration.

**Site Area 0.147 Hectares (0.36 Acres)**

**Planning**  
 The property may be suitable for redevelopment or change of use subject to obtaining all necessary consents.  
 Local Planning Authority:  
 East Lindsey District Council.  
 Tel: 01507 601111.

**To View**  
 Owing to the Seller not taking possession, there will be no organised viewings.

**Seller's Solicitor**  
 Messrs Irwin Mitchell LLP (Ref: Philip Middleton).  
 Tel: 0113 220 6211.  
 Email: philip.middleton@irwinmitchell.com



**Freehold Former Public House, Cottages and Site**



LOT **206**

**Middlesbrough**  
**5 Edward Street,**  
**Cleveland,**  
**South Bank**  
**TS6 6JZ**

**Tenure**  
 Freehold.

**Location**  
 The property is located on the north side of Edward Street, to the west of its junction with King Street. Local shops are available in South Bank, with a more extensive range of shopping facilities being available in Middlesbrough town centre to the west. Rail services run from South Bank Station located approximately 0.6 miles to the north. The open spaces of Motorsports Park are nearby.

**Description**  
 The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. Externally the property benefits from a rear yard.

**A Freehold Mid Terrace House subject to an Assured**  
**Shorthold Tenancy**

**Accommodation**  
 The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

**Ground Floor** – Reception Room, Kitchen  
**First Floor** – Two Bedrooms, Bathroom

Externally the property benefits from a rear yard.

**Tenancy**  
 The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 21st November 2015 at a current rent of £80 per week.

**Seller's Solicitor**  
 In House Conveyancing,  
 Olton Developments Ltd (Ref: NR).  
 Tel: 0121 773 1962.

**Current Rent Reserved**  
**£4,160 per annum**  
**(equivalent)**



**INVESTMENT – Freehold House**



LOT **207**

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.