

**Wonston**  
**Briar Cottage,**  
**Sutton Scotney,**  
**Nr Winchester,**  
**Hampshire**  
**SO21 3LW**

**Tenure**  
Freehold.

**Location**  
The property is situated in the village of Wonston. Local shops and amenities are available, with the more extensive facilities of Winchester being accessible to the south. The A33 provides access to Winchester to the south and the M3 Motorway is to the east. Further communications are afforded by Micheldever Rail Station and local bus services to the north.

**Description**  
The property comprises a single storey bungalow arranged beneath a pitched roof. The property benefits from front and rear gardens and off-street parking.

A Freehold Bungalow with Generous Garden subject to a Regulated Tenancy

**Accommodation**  
The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We understand that the property provides:  
**Ground Floor** – Two Rooms, Kitchen, Bathroom/WC

**Tenancy**  
The property is subject to a Regulated Tenancy at a registered rent of £130 per week (effective date 17th September 2017).

**Seller's Solicitor**  
Messrs Womble Bond Dickinson  
(Ref: Josh Armstrong).  
Tel: 0345 415 0000.  
Email: josh.armstrong@wbd-uk.com

**Current Rent Reserved**  
**£6,760 per annum**



**INVESTMENT – Freehold Bungalow**



**London SW16**  
**Farnan Hall (Flats 1-6),**  
**16 Farnan Road,**  
**Streatham**  
**SW16 2EX**

**FIRST TIME ON THE MARKET FOR APPROXIMATELY 30 YEARS**

**Tenure**  
Freehold.

**Location**  
The property is situated on Farnan Road, to the north of its junction with Polworth Road. The shops and facilities of Streatham are available to the north-west. Rail services run from Streatham Station to the west. Streatham High Road (A23) is to the west and provides direct access to the A232 and the M25 Motorway. The open spaces of Streatham Common are within walking distance directly to the south.

A Freehold Ground Rent Investment secured upon a Semi-Detached Building internally arranged to provide Six Self-Contained Flats. Reversions from 2108

**Description**  
The property comprises a ground rent investment secured upon a semi-detached building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide six self-contained flats.

**Accommodation and Tenancies**  
A schedule of Accommodation and Tenancies is set out opposite.

**Rights of Pre-emption**  
The lessees HAVE elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Management and Insurance**  
There is a managing agent already in place.

**Total Current Rent Reserved**  
**£600 per annum**  
**Reversions from 2108**



Flat	Accommodation	Terms of Tenancy	Years Unexpired	Current Rent Reserved £ p.a.
1	One Bedroom Accommodation	Subject to a lease for a term of 125 years from 25th December 1983	89	£100 p.a. (rising)
2	One Bedroom Accommodation	Subject to a lease for a term of 125 years from 25th December 1983	89	£100 p.a. (rising)
3	Two Bedroom Accommodation	Subject to a lease for a term of 125 years from 25th December 1985	91	£100 p.a. (rising)
4	One Bedroom Accommodation	Subject to a lease for a term of 125 years from 25th December 1983	89	£100 p.a. (rising)
5	One Bedroom Accommodation	Subject to a lease for a term of 125 years from 25th December 1983	89	£100 p.a. (rising)
6	Two Bedroom Accommodation	Subject to a lease for a term of 125 years from 25th December 1985	91	£100 p.a. (rising)

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 £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.