

## Twyford Grange Post Office & Store, Main Street, Buckinghamshire MK18 4EP

**Tenure**  
Freehold.

**Location**  
The property is situated at the junction of Main Street and Bicester Road. Twyford is an attractive village situated approximately 6 miles to the north-east of Bicester. There is an extensive range of shops and other facilities available in Bicester town centre, including Bicester Village Shopping Outlet. Rail services run from Bicester Station approximately 6.5 miles to the south-west, providing regular access to London Marylebone Station in approximately 45 minutes. The A41, A43 and M40 Motorway are all easily accessible.

**Description**  
The property comprises two single storey buildings and garage. The property is to be offered with planning permission for demolition of existing buildings and erection of 2 x two bedroom houses.

**Existing Accommodation**  
Two Rooms, Kitchen, WC, Garage, Further Room  
**Site Area Approximately 0.022 Hectares (0.054 Acres)**

Two Freehold Detached Buildings occupying a Site extending to Approximately 0.022 Hectares (0.054 Acres). Planning Permission for Demolition of Existing Buildings and Erection of Two Houses

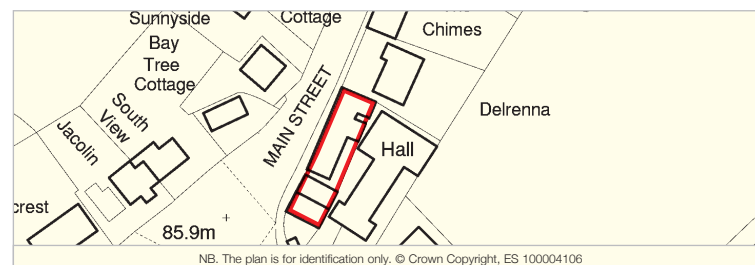
**Proposed Accommodation**  
A schedule of proposed accommodation is set out opposite.

**Planning**  
Local Planning Authority: Aylesbury Vale District Council.  
Tel: 01296 585858.  
The property is offered with the benefit of planning permission (Ref: 15/00395/APP) granted on 12th February 2015 for the "Demolition of existing buildings and erection of two dwellings with associated parking and amenity space". Copies of the plans and planning permission are available from [www.aylesburyvaldc.gov.uk](http://www.aylesburyvaldc.gov.uk)

**To View**  
Please contact Allsop by sending an email to [will.taylor@allsop.co.uk](mailto:will.taylor@allsop.co.uk) with the subject heading 'Viewing - Lot 146'.

**Seller's Solicitor**  
Messrs Fairview Solicitors (Ref: Dilpa Badiani).  
Tel: 0203 490 5200.  
Email: [db@fairviewsolicitors.co.uk](mailto:db@fairviewsolicitors.co.uk)

### Vacant Possession



Property	Floor	Proposed Accommodation
House 1	Ground	Reception Room, Kitchen, WC with wash basin
	First	Two Bedrooms, Bathroom with WC and wash basin
House 2	Ground	Reception Room, Kitchen, WC and wash basin
	First	Two Bedrooms, Bathroom with WC and wash basin

## Methley 104 Embleton Road, Leeds, West Yorkshire LS26 9DA

**Tenure**  
Freehold.

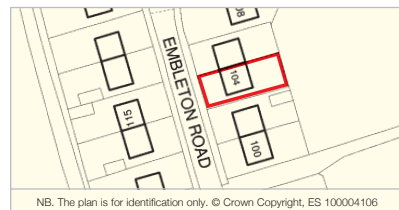
**Location**  
Methley is a large village approximately 9 miles to the south-east of Leeds city centre. The property is situated on the east side of Embleton Road, close to the junction with Hazel Rise. There is an extensive range of shops at Junction 32 Shopping Village approximately 4.6 miles to the south-east. Rail services run from Castleford Station approximately 2.6 miles to the east. The M62 Motorway to the south provides direct access to the M1 to the west and the A1(M) to the east.

**Description**  
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from off-street parking and front and rear gardens.

**Accommodation**  
**Ground Floor** – Entrance Porch, Reception Room, Kitchen, WC, Conservatory  
**First Floor** – Three Bedrooms, Bathroom/WC

A Freehold Semi-Detached House

**To View**  
The property will be open for viewing every Monday and Wednesday before the Auction between 12.15 – 12.45 p.m. These are open viewing times with no need to register. (Ref: MW).



**Seller's Solicitor**  
Messrs Ramsdens Solicitors (Ref: Stacy Carr).  
Tel: 01484 848969.  
Email: [stacy.carr@ramsdens.co.uk](mailto:stacy.carr@ramsdens.co.uk)

### Vacant Possession



**VACANT – Freehold House**



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.