

## **Brockham** **Sunnymead,** **Wellhouse Road,** **Surrey** **RH3 7JQ**

**Tenure**  
Freehold.

**Location**  
The property is situated on the north side of Wellhouse Road, to the west of its junction with Wheelers Lane. Nearby roads include the A24 which runs towards central London. Shopping facilities are available nearby in Dorking town centre, with more extensive facilities being available in Reigate and Redhill to the east and Guildford to the west. Rail services run from both Dorking and Dorking West stations to the north, providing services every 30 minutes to Waterloo, Victoria and Clapham Junction Station with journey times of around 41 minutes. The M25 Motorway is also accessible approximately 9 miles to the north.

**Description**  
The property comprises a single storey mid terrace bungalow arranged beneath a pitched roof. Externally, there is a garden to the rear and a garage.

**A Freehold Bungalow subject to a Regulated Tenancy. Prior Approval for the Erection of a Single Storey Extension**

**Accommodation**  
The property was not internally inspected by Allsop. The following information was obtained from the Rent Register. We are informed that the property provides:  
Four Rooms, Kitchen, Bathroom, WC

**Tenancy**  
The property is subject to a Regulated Tenancy at a registered rent of £740 per calendar month. (Effective date 20th January 2016).

**Planning**  
Local Planning Authority: Mole Valley Council.  
Tel: 01306 885001.  
Prior Approval was granted on 3rd May 2016 (Reference : MO/2016/0506) for the 'erection of a single storey rear extension'.

**Seller's Solicitor**  
Messrs Banks Kelly Solicitors  
(Ref: Mr M Fuente).  
Tel: 0207 651 0274.  
Email: michael.delafuente@bankskelly.co.uk

**Current Rent Reserved**  
**£8,880 per annum**



**INVESTMENT – Freehold House**

## **Welling** **First Floor Flat,** **20 Upper Wickham Lane,** **Kent** **DA16 3HE**

**Tenure**  
Leasehold. The property is to be held on a new lease for a term of 125 years from the date of completion at a ground rent of £300 per annum.

**Location**  
The property is situated on the west side of Upper Wickham Lane, to the north of its junction with Bellegrave Road (A207), which in turn leads to the A205 (South Circular Road) and the M25 Motorway. Local amenities are available along Upper Wickham Lane, with the more extensive shopping facilities of the Bluewater Shopping Centre lying to the east. Welling Rail Station provides direct services into London Victoria and lies approximately 0.5 miles to the west. The open spaces of East Wickham Open Space and Danson Park are close by.

**Description**  
The property comprises a self-contained first floor flat situated within a mid terrace building arranged over ground and first floors, with commercial premises at ground floor level.

**A Leasehold Self-Contained First Floor One Bedroom Flat**

**Accommodation**  
**First Floor** – Reception Room/Kitchen, Bedroom, Bathroom/WC

**To View**  
The property will be open for viewing every Thursday and Saturday before the Auction between 3.30 – 4.00 p.m.  
These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**  
Messrs Ezran Law (Ref: JZ).  
Tel: 0203 114 2100.  
Email: info@ezranlaw.co.uk

**Vacant Possession**

**VACANT – Leasehold Flat**

