

**Workington**  
**31A Crosthwaite Court,**  
**Cumbria**  
**CA14 3SQ****BY ORDER OF RECEIVERS****Tenure**

Leasehold. The property is held on a lease for a term of 125 years from 19th January 1993 (thus having approximately 100 years unexpired) at a current ground rent of £10 per annum.

**Location**

The property is situated on the west side of Crosthwaite Court, to the north of its junction with Ashfield Road. Local shops and amenities are readily available to the west along Solway Road (A597), with the more extensive facilities of Workington being accessible directly to the north. Local bus routes run along Ashfield Road to the south. Rail services run from Workington Station to the north-west. The A596 is to the north and provides access to the A595 and in turn the M6 Motorway (Junction 44). The open spaces of Vulcan Park are to the north.

**A Leasehold Self-Contained Ground Floor Flat****Description**

The property comprises a self-contained ground floor flat situated within a mid terrace building arranged over ground and first floors beneath a pitched roof.

**Accommodation**

**Ground Floor** – Reception Room/Kitchen, Bedroom, Bathroom/WC with wash basin

**To View**

The property will be open for viewing every Monday and Wednesday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: MW).

**Vacant Possession****Seller's Solicitor**

Messrs Aberdeen Considine & Co (Ref: DG).  
Tel: 01224 794911.  
Email: dgoodall@acandco.com

**Vacant Possession****VACANT –  
Leasehold Flat****Paignton**  
**10 Elmsleigh Road,**  
**Devon**  
**TQ4 5AU****BY ORDER OF MORTGAGEES****Tenure**

Freehold.

**Location**

The property is located on the south side of Elmsleigh Road, to the east of its junction with Fisher Street. Dartmouth Road (A379) is to the east and the A380 and A385 are to the west. A range of shops and other facilities is available in Paignton town centre to the north. National Rail services run from Paignton Station location 0.3 miles to the north east. The open spaces of Paignton Beach front, Queens Park and Paignton Zoo Environmental Park are nearby.

**Description**

The property comprises a mid terrace house arranged over ground and two upper floors (top floor in eaves) beneath a pitched roof. The property has suffered from fire damage. The property benefits from a rear garden.

**A Freehold Fire Damaged Mid Terrace House with Garden****Accommodation**

**Ground Floor** – Reception Room, Kitchen through to further Kitchen Area

**First Floor** – Three Bedrooms, Bathroom (no fittings)

**Second Floor** – Three Bedrooms

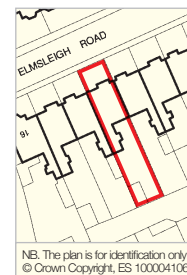
**To View**

The property will be open for viewing every Monday and Thursday before the Auction between 1.30 – 2.00 p.m. These are open viewing times with no need to register. (Ref: MW).

NB. The property is fire damaged. Viewers are advised to exercise caution and to bring a torch.

**Sellers Solicitors**

Messrs Aberdeen Considine  
(Ref: Margaret Forster).  
Tel: 0191 607 8450.  
Email: mforster@acandco.com

**Vacant Possession**

NB. The plan is for identification only.  
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**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.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.