

## Newry Site adjacent to 39 Forthill Road, Northern Ireland BT34 2LP

### BY ORDER OF FIXED CHARGE RECEIVERS

#### Tenure

Freehold.

#### Location

The property is located on the north side of Forthill Road to the west of its junction with Temple Hill Road. The extensive shops and facilities of Newry are accessible 1 mile to the west. Communications are provided by the Newry Rail Station 1 mile to the west. Further communications are provided by the nearby A1 which in turn leads to the M1 Motorway.

#### Description

The property comprises an irregular shaped site extending to approximately 0.085 hectares (0.21 acres).

A Freehold Landlocked Irregular Shaped Site extending to Approximately 0.085 Hectares (0.21 Acres). Planning Permission for a Single Dwelling House

#### Accommodation

Site Area Approximately 0.085 Hectares (0.21 Acres)

#### Planning

The property benefits from planning permission for the erection of a single dwelling house (Application No. P/2007/1097/F). Statutory expiry date: 22nd December 2016. Planning Authority: Department of The Environment – Newry & Mourne District Tel: 028 9041 6700.

#### Seller's Solicitor

Messrs John McKee & Son (Ref: AM).  
Tel: (02890) 232303.  
Email: andrea\_mccann@jmckee.co.uk

### Vacant Possession



NB. The photograph is for identification only.

**VACANT – Freehold Site**

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LOT

## Cheltenham Sites at Merestones Drive, Gloucestershire GL50 2SU

#### Tenure

Freehold.

#### Location

The sites are located to the north of Shurdlington Road and to the south of 'The Park' and to the east of Hatherley Brook. Cheltenham town centre is within easy reach to the north. The sites are ideally situated being within the A40 to the north providing links to Cheltenham and Gloucester. Cheltenham Spa Rail Station is within easy reach.

#### Description

The property comprises twelve irregular shaped sites extending to approximately 0.6 hectares (1.49 acres) in total. The sites will be offered collectively as one lot. We are informed that these sites are adopted highway.

Twelve Freehold Sites extending to Approximately 0.6 Hectares (1.49 Acres) in total. Possible Potential for Development in Part subject to obtaining all necessary consents. To be offered as One Lot

#### Accommodation

Total Site Area Approximately 0.6 Hectares (1.49 Acres)

#### Planning

Local Planning Authority: Cheltenham Borough Council.  
Tel: 01242 262626.  
Email: enquiries@cheltenham.gov.uk

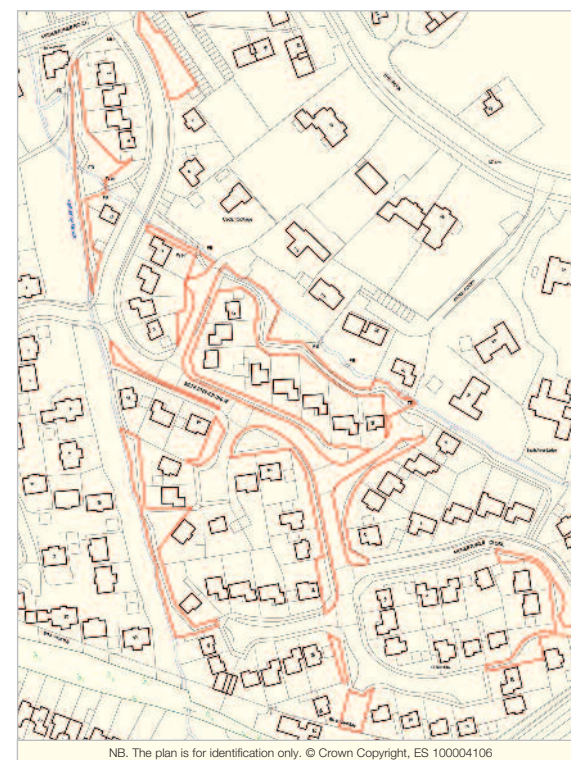
#### VAT

VAT is NOT applicable to this lot.

#### Seller's Solicitor

Messrs Barringtons Solicitors (Ref: SB).  
Tel: 01252 741751.  
Email: sarah@barringtonlaw.co.uk

### Vacant Possession



NB. The plan is for identification only. © Crown Copyright, ES 100004106

**VACANT –  
Twelve Freehold Sites**

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LOT

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 £750 (including VAT) upon exchange of sale memoranda.