

London SE19

Site at 1 & 2 Colby Mews, Colby Road, Gipsy Hill SE19 1PP

BY ORDER OF MORTGAGEE NOT IN POSSESSION

Tenure
Freehold.

Location
The property is situated off the north side of Colby Road, to the east of its junction with Gipsy Hill. Local shops and amenities are available along Gipsy Hill itself with more extensive facilities available in The Crystal Palace Triangle (Church Road, Westow Hill and Westow Street) within ½ a mile. Rail services run into Central London from Gipsy Hill Rail Station approximately 100 metres to the west with London Overground services running from Crystal Palace Overground Station approximately 0.8 miles to the east. Road communications are afforded by the A214 which provides onwards access to the A23. The South Circular Road (A205) is nearby. The open spaces of Crystal Palace Park and Norwood Park are both nearby.

A Freehold Site extending to Approximately 0.038 Hectares (0.095 Acres). Possible Potential for Residential Development subject to obtaining all necessary consents

Description
The property comprises an irregular shaped site which extends to approximately 0.038 hectares (0.095 acres).

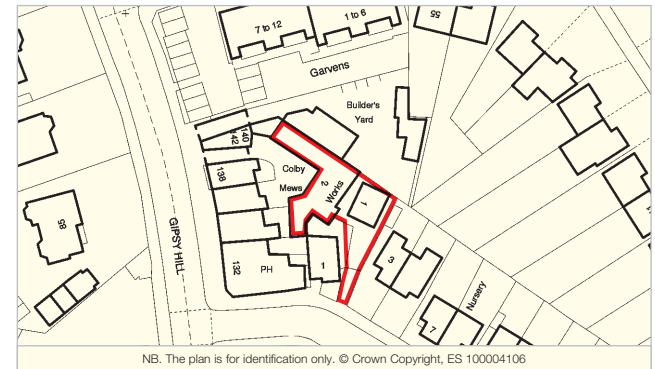
Accommodation
Site Area Approximately 0.038 Hectares (0.095 Acres)

Planning
Local Planning Authority: Southwark Borough Council. Tel: 0207 525 5403.
The site may afford potential for a variety of uses subject to obtaining all of the necessary consents. Enquiries should be made to Southwark Borough Council.

Seller's Solicitor
Shoosmiths (Ref: Beth Hawthorn). Tel: 01908 488300. Email: beth.hawthorn@shoosmiths.co.uk



Freehold Site



LOT 157

Sutton-in-Ashfield

Former Huthwaite Clinic, New Street, Huthwaite, Nottinghamshire NG17 2LR



ON THE INSTRUCTIONS OF NHS PROPERTY SERVICES LIMITED

Tenure
Freehold.

Location
The property is located on the north side of New Street within close proximity of the centre of Huthwaite and opposite a public car park. New Street is a residential street, predominantly consisting of terraced housing, which is accessed from Sutton Road via Newcastle Street. A range of shops is available in Huthwaite centre including a Co-Operative Food Store, a Tesco Express and a small number of local traders. The further and more extensive facilities of Mansfield are also within easy reach approximately 4 miles to the east. Rail services run from both Alfreton and Kirby-in-Ashfield Stations and Junction 28 of the M1 Motorway is also close at hand via the A38. The open spaces of Brierley Forest Park are situated close by.

Description
The property comprises a purpose built former health centre which is arranged over ground and part first floors and provides an open plan waiting area, reception office, various consulting rooms,

A Freehold Detached Building together with a Detached Temporary Portakabin Occupying a Site extending to Approximately 0.1 Hectares (0.247 Acres). Previously used as a Health Clinic. Possible Potential for Change of Use to Residential subject to obtaining all necessary consents

offices and ancillary accommodation. To the rear of the property is a temporary Portakabin structure which was previously used as additional consulting rooms. The property occupies a site that extends to approximately 0.1 hectares (0.247 acres) and affords potential for change of use to residential subject to obtaining all necessary consents.

Accommodation
Ground Floor – GIA extending to approximately 307.68 sq m (3,312 sq ft)
Open Plan Waiting Area, Reception Office, 12 Consulting Rooms, 2 Offices, Coms Room, Store, WC's and Kitchen
First Floor – GIA extending to approximately 45.28 sq m (487 sq ft)
Staff Room, Further Office and WC
Site Area – Approximately 0.1 Hectares (0.247 Acres)

Seller's Solicitor
Bevan Brittan LLP (Ref: Mr R Harrison). Tel: 0117 918 8500. Email: nhspssauctions@bevanbrittan.com

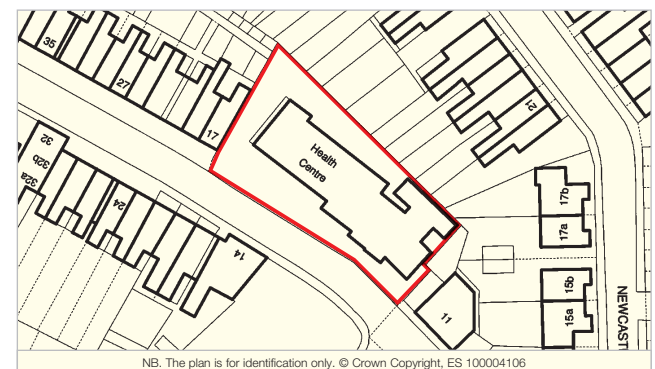
Vacant Possession

Planning
Local Planning Authority: Ashfield District Council. Tel: 01623 457284.
The property affords possible potential for change of use to residential subject to obtaining all necessary consents.

VAT
VAT is not applicable to this lot.

To View
Please contact Allsop by sending an email to: nhsresviewings@allsop.co.uk and state which lot you are interested in.

VACANT – Freehold Building



LOT 158

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.

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.