

## Washington

Land lying to the east side of Glebe Crescent, Sunderland, Tyne and Wear NE38 7BU

**BY ORDER OF CARILLION CONSTRUCTION LIMITED (IN LIQUIDATION) ACTING BY THE OFFICIAL RECEIVER AND SPECIAL MANAGERS (WHO SHALL HAVE NO PERSONAL LIABILITY)**

**Tenure**  
Freehold.

**Location**  
The property is located on the east side of Glebe Crescent along Avebury Drive. Shops and amenities are available in Washington town centre to the south, with a more extensive range of facilities being accessible in Sunderland city centre. Rail services run from Sunderland Station approximately 6.4 miles to the east. The A1(M) Motorway (Junction 64) is nearby. The open spaces of Princess Anne Park are close by.

**VACANT – Freehold Site**

Freehold Land and Roadways extending to a Site Area of Approximately 1.292 Hectares (3.195 Acres). Possible potential for Redevelopment subject to obtaining necessary consents

**DISCLOSED RESERVE NOT TO EXCEED £5,000**

### Description

The property comprises land and roadways extending to a total site area of approximately 1.292 hectares (3.195 acres).

### Accommodation

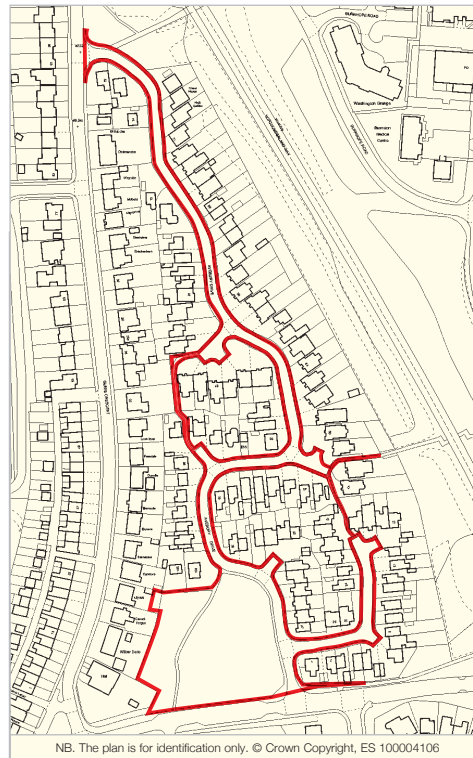
**Total Site Area Approximately 1.292 Hectares (3.195 Acres)**

### Planning

Local Planning Authority: Sunderland City Council.  
Website: [www.sunderland.gov.uk/planning](http://www.sunderland.gov.uk/planning)  
Email: [planningapplications@sunderland.gov.uk](mailto:planningapplications@sunderland.gov.uk)  
Tel: 0191 520 5506.

### Note

The promap and aerial view are for identification purposes only. Furthermore, the site area is approximate and buyers should rely on the title documents contained within the legal pack and are deemed to bid accordingly.



## London SE13

Top Floor Flat, 112 George Lane, Hither Green SE13 6HW

**BY ORDER OF MORTGAGEES**

**Tenure**  
Leasehold. The property is held on a lease for a term of 999 years from 14th February 2017 (thus having approximately 998 years unexpired) at a peppercorn ground rent.

**Location**  
The property is located on the south side of George Lane, close to its junction with Fordyce Road. Local shops and amenities are available within walking distance in Hither Green. Nearby Hither Green Rail Station provides a regular and direct service to London's Cannon Street and Charing Cross Stations. The South Circular Road (A205) is to the south and the open spaces of Lewisham Park and Mountsfield Park are both within walking distance.

**VACANT – Long Leasehold Flat**

## A Long Leasehold Self-Contained Second Floor Flat

### Description

The property comprises a self-contained flat situated on the second floor of a semi-detached building arranged over ground and two upper floors beneath a pitched roof.

### Accommodation

The property was not internally inspected by Allsop. The following information was obtained from a Valuation Report.  
**Second Floor** – Reception Room with Integral Kitchen, Bedroom, Bathroom/WC

### To View

The property will be open for viewing every Monday between 2.00 – 2.30 p.m. and Wednesday between 2.15 – 2.45 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).



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.