

Bushey

27 Woodfield Rise, Hertfordshire WD23 4QR

Tenure
Freehold.

Location
Woodfield Rise is located off Little Bushey Lane, which in turn runs off Elstree Road. The property itself is situated on the north side of Woodfield Rise opposite its junction with Little Potters. Local shops and amenities, including Bushey Rail Station, are available with the more extensive facilities of Stanmore being within reach. Communications are afforded by the A41 leading to the M1 Motorway.

Description
The property comprises a detached house arranged over ground and first floors beneath a pitched roof. The house benefits from a side garage and gardens to both front and rear. The property affords potential for extensions subject to obtaining the necessary consents.

A Freehold Detached Family House. Garage

Accommodation
Ground Floor – L-Shaped Reception Room, Kitchen, Separate WC and wash basin, External Lean-To
First Floor – Three Bedrooms, Bathroom with wash basin, Separate WC, Access to Loft

To View
The property will be open for viewing every Monday and Friday before the Auction between 9.30 – 10.00 a.m. (Ref: UD).

Seller's Solicitor
Messrs Mills Chody LLP (Ref: DJ).
Tel: 0208 428 4734.
Email: djason@millschody.com

Vacant Possession



VACANT – Freehold House

Derby

Boulton Clinic, Wyndham Street, Alvaston, Derbyshire DE24 0EP



**ON THE INSTRUCTIONS OF NHS
PROPERTY SERVICES LIMITED**

Tenure
Freehold.

Location
Alvaston is located approximately 3.5 miles to the south-east of Derby City Centre. The property is set back from Wyndham Street on its western side and immediately to the north of Boulton Primary School. The area is predominantly residential with local shopping and bus services being available close by on Harvey Road (A5111). The more extensive facilities of Derby City Centre lie just under 3 miles to the north-west. Rail services run from Derby Station, and the A50, A6, A52 and M1 Motorway are all within reach. East Midlands International Airport is also accessible approximately 6 miles to the south-east and the open spaces of Alvaston Park are also close by.

Description
The property comprises a detached single storey building arranged beneath a pitched roof.

A Freehold Detached Former Health Clinic (D1). Possible Potential for Change of Use or Redevelopment subject to obtaining all necessary consents

The property was previously used as a Health Clinic (D1). The property may afford potential for change of use or redevelopment subject to obtaining all necessary consents.

Accommodation
Ground Floor extending to Approximately 210 sq m (2,260 sq ft)

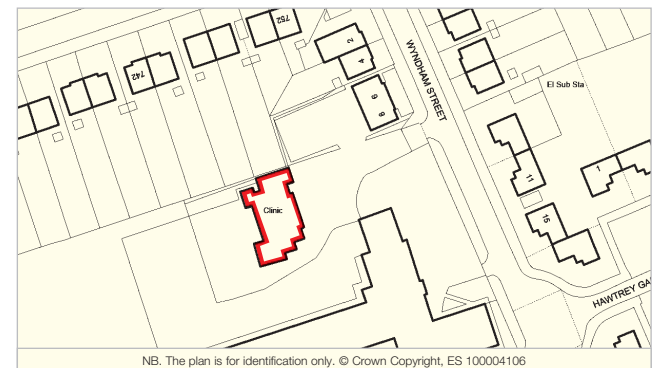
Planning
Local Planning Authority: Derby City Council.
Tel: 01332 293111.
The property may afford potential for change of use or redevelopment subject to obtaining all necessary consents.

VAT
VAT is NOT applicable to this Lot.

Seller's Solicitor
Messrs Bevan Brittan LLP (Ref: Mr R Harrison).
Tel: 0870 194 8989.
Email: nhspsauctions@bevanbrittan.com

Vacant Possession

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



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

VACANT – Freehold Building

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.