

## Margate

### Flat 3 (Lot 261) Norfolk Court, 7-11 Norfolk Road and Flat 5 (Lot 262) Norfolk Court, 7-13 Norfolk Road, Kent CT9 2HU

On the instructions of L Brooks FRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



#### Tenure

Leasehold. Each property is held on a lease for a term of 99 years from 1st January 1989 (thus having approximately 73 years unexpired) at a ground rent of £50 per annum.

#### Location

The properties are situated on the east side of Norfolk Road near to its junction with Eastern Esplanade and with the amenities of Northdown Road to the south. Margate railway station is to the west and offers services to London St Pancras and Cannon Street, whilst the A28 provides access to Canterbury and via the A299, the M2 Motorway.

#### Description

The property comprises two self-contained flats situated within a semi-detached building arranged over ground, first and second floors. The flats will be offered individually.

Two Leasehold Self-Contained Flats. Each Flat subject to an Assured Shorthold Tenancy.  
ari@gclsols.com To be offered Individually

#### Accommodation and Tenancies

The properties were not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the borrower's property manager.

#### Seller's Solicitor

Addleshaw Goddard LLP (Ref: LD).  
Tel: 0113 209 2000.  
Email: lisa.dinning@addleshawgoddard.com

Total Current  
Gross Rent  
Reserved  
**£7,500 per annum (equivalent) From Lots 261 & 262**

#### Two Leasehold Flats



Lot	Flat	Floor	Accommodation	Tenancy	Rent £ p.c.m.	Rent £ p.a.
261	3	Ground	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 13th April 2013 at a rent of £300 per calendar month (Holding over)	£300	£3,600
262	5	Ground	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 5th June 2007 at a rent of £325 per calendar month (Holding over)	£325	£3,900

## Tadworth

### Land at Linden Close, Surrey KT20 5UT



**BY ORDER OF TILCO**  
Freehold Land extending to Approximately 0.43 Hectares (1.07 Acres)

#### Tenure

Freehold.

#### Location

Linden Close is a cul-de-sac which runs to the east of Fleetwood close, to the east of Tadworth, a large village in Surrey in the south-east of the Epsom Downs. A range of local shops is available surrounding Tadworth Station (Oyster Card Zone 6) which is approximately one mile to the south. The further and more extensive shopping amenities of both Epsom and Sutton are within reach. Brighton Road (A217) affords direct access to the Reigate Hill Junction of the M25 London Orbital Motorway.

#### Description

The property comprises amenity land which is partly laid to lawn and part occupied by trees and shrubbery. The land extends to approximately 0.43 hectares (1.07 acres) in total.



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

#### Accommodation

Total Site Area Approximately 0.43 Hectares (1.07 Acres)

#### Planning

Local Planning Authority: Reigate and Banstead Borough Council.  
Tel: 01737 276000.  
Email: planning@reigate-banstead.gov.uk

#### VAT

VAT is NOT applicable to this lot.

#### Seller's Solicitor

Messrs GCL Solicitors (Ref: Mr Tony Inkin).  
Tel: 01483 577091.  
Email: ari@gclsols.com

#### Vacant Possession

**VACANT – Freehold Land**

## Haverfordwest

### 557 Hywel Road, Nr. Swansea, Pembrokeshire SA61 2TJ

**BY ORDER OF MORTGAGEES**  
A Freehold Semi-Detached House

#### Tenure

Freehold.

#### Location

The property is located on the north side of Hywel Road to the west of Haverfordwest and its amenities. The extensive shopping facilities of Swansea city are located to the south-east. Haverfordwest Rail Station provides direct access to Cardiff. The A487 leads east towards the A40.

#### Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear yard.

#### Accommodation

**Ground Floor** – Reception Room, Kitchen/Diner, WC  
**First Floor** – Three Bedrooms, Bathroom



#### To View

The property will be open for viewing every Monday and Friday before the Auction between 12 noon – 12.30 p.m. These are open viewing times with no need to register.

#### Vacant Possession

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