

## Reading Land adjacent to 19 Fontwell Drive, Berkshire RG30 4QR

**Tenure**  
Freehold.

**Location**  
The site is located adjacent to 19 Fontwell Drive, north of its junction with New Lane Hill. Local shops and amenities are close by along Bath Road, with the extensive facilities of Reading also being available. The nearby M4 Motorway provides links to Central London. Reading West Rail Station is approximately 2.5 miles away. Calcott Park Golf Club is close by.

**Description**  
The property comprises a roughly square shaped site extending to approximately 0.058 hectares (0.144 acres). Access to the site is via Fontwell Drive.

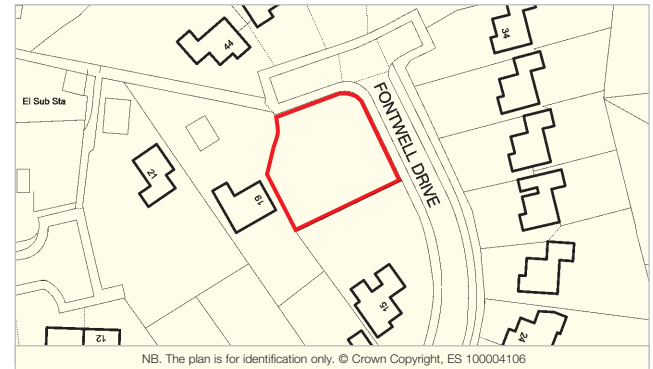
A Freehold Site extending to Approximately 0.058 Hectares (0.144 Acres). Planning Permission for the 'Erection of One Detached Four Bedroom House with Detached Double Garage'. Possible Potential for Alternative Development to Provide Two Link-Detached Houses subject to obtaining all necessary consents

**Accommodation**  
Site Area Approximately 0.058 Hectares (0.144 Acres)

**Planning**  
Local Planning Authority: Reading Borough Council.  
Tel: 0118 937 3787.  
Planning permission was granted on 5th February 2013 (Application No: 12/01251/FUL) for the 'erection of one detached four bedroom house with detached double garage'.

**Seller's Solicitor**  
Barrett & Co (Ref: RJ).  
Tel: 0118 958 9711.  
Email: rob@barrettandco.co.uk

### Vacant Possession



VACANT – Freehold Site

## Stockton On Tees Flats 1 & 2, 26a Yarm Lane, Teesside TS18 1ET

Leasehold Upper Parts. Internally Arranged to Provide Two Self-Contained Flats. Each Flat Subject to an Assured Shorthold Tenancy

**Tenure**  
Leasehold. The property is held on a lease for a term of 125 years from 18th June 2008 (thus having approximately 117 years unexpired) at a current ground rent of £25 per annum.

**Location**  
The property is situated on the north side of Yarm Lane, west of its junction with the High Street. The extensive shops and local amenities of Stockton on Tees are a short walk away, including Castlegate Shopping Centre. The nearby A66 provides access to the A1(M). Thornaby Rail Station is located approximately 0.6 miles to the south-east.



**Description**  
The property comprises the upper parts of a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The building is internally arranged to provide two self-contained flats.

**Accommodation**  
A schedule of Accommodation and Tenancies is set out below.

**Total Current Gross Rent Reserved**  
**£8,712 per annum (equivalent)**

**INVESTMENT – Leasehold Building**

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1	First	Reception Room, Kitchen, Bedroom, Shower/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 31st January 2012 (holding over)	£4,356 p.a.
2	Second	Reception Room/Kitchen, Bedroom, Shower/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2014 (holding over)	£4,356 p.a.

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## Margate Flat 1, 41 Ramsgate Road, Kent CT9 5RT

A Leasehold Self-Contained Raised Ground Floor Flat Subject to an Assured Shorthold Tenancy

**Tenure**  
Leasehold. The property is to be held on a lease for a term of 99 years from the date of completion at a ground rent of £350 per annum.

**Location**  
The property is situated on the west side of Ramsgate Road, close to its intersection with Buckingham Road. Local shops and amenities are readily available along Marine Gardens, whilst the beach and the Turner Gallery are approximately 1/2 a mile to the north. There are multiple bus routes along Union Crescent, which is a short walk from the property. Margate Rail Station is approximately 13 minutes' walk, and provides links to London St Pancras and London Victoria in approximately 90 minutes. A short walk to the north there is College Square Shopping Centre.

**Description**  
The property comprises a self-contained raised ground floor flat, situated within a mid terrace building arranged over lower ground and two upper floors beneath a pitched roof.



**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides: Reception Room, Bedroom, Kitchen, Bathroom

**Tenancy**  
The property is subject to an Assured Shorthold Tenancy for a term of 12 months from November 2014 at a current rent of £370 pcm (holding over)

**Current Gross Rent Reserved £4,440 p.a. (equivalent)**

**Investment - Leasehold Flat**

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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.