

## **South Kirkby Aston (Lot 83A), Barlow (Lot 83B), Carlton (Lot 83C) and Denby (Lot 83D) Houses, North Street, West Yorkshire WF9 3NL**

- **Four Freehold Purpose Built Blocks Comprising a Total of 39 Self-Contained Apartments and One Attached House**
- Twenty Seven Apartments subject to Assured Shorthold Tenancies
- Twelve Apartments and House Vacant
- Possible Potential to create Three Additional Apartments subject to obtaining all necessary consents
- To be offered either Individually as Four Separate Lots or Collectively as One Lot
- Total Current Rent Reserved **£119,460 per annum (equivalent) from 27 Apartments with 12 Apartments and One House Vacant**

### **To View**

The property will be open for viewing every Tuesday and Thursday before the Auction between 11.45 a.m. – 12.45 p.m. These are open viewing times with no need to register. (Ref: MW).

### **Joint Auctioneer**

SHB10 LLP (Ref: G Johnston).  
Tel: 0203 725 8905.  
Email: gjohnston@shb10.co.uk

### **Seller's Solicitor**

Silverdale Solicitors (Ref: K Bhatti).  
Tel: 0161 797 6720.  
Email: kbhatti@silverdalelaw.co.uk

### **INVESTMENT/PART VACANT – Four Freehold Buildings**



### **Tenure**

Freehold.

### **Location**

The properties are situated on the west side of North Street at its junction with Kings Croft. Local shops and amenities are readily available to the south in South Kirkby town centre. The more extensive shops and facilities of Pontefract and Doncaster are within reach to the north and south respectively. Road access is provided by the A1 approximately 3 miles to the east. The M18 and M62 motorways are available to the north and south respectively and South Kirkby Rail Station is a short walk to the east.

### **Description**

The property comprises four purpose built detached apartment blocks and a two storey house attached to Carlton House. The four purpose built blocks are internally arranged to provide a total of thirty-nine self-contained apartments and a house. The blocks will be offered either individually as four lots or collectively as one lot.

### **Accommodation and Tenancies**

The property was only partially inspected by Allsop. The following information was provided by the Seller. A schedule of Accommodation and Tenancies is set out opposite.

**Approximate Site Area 0.311 Hectares (0.770 Acres)**

### **Planning**

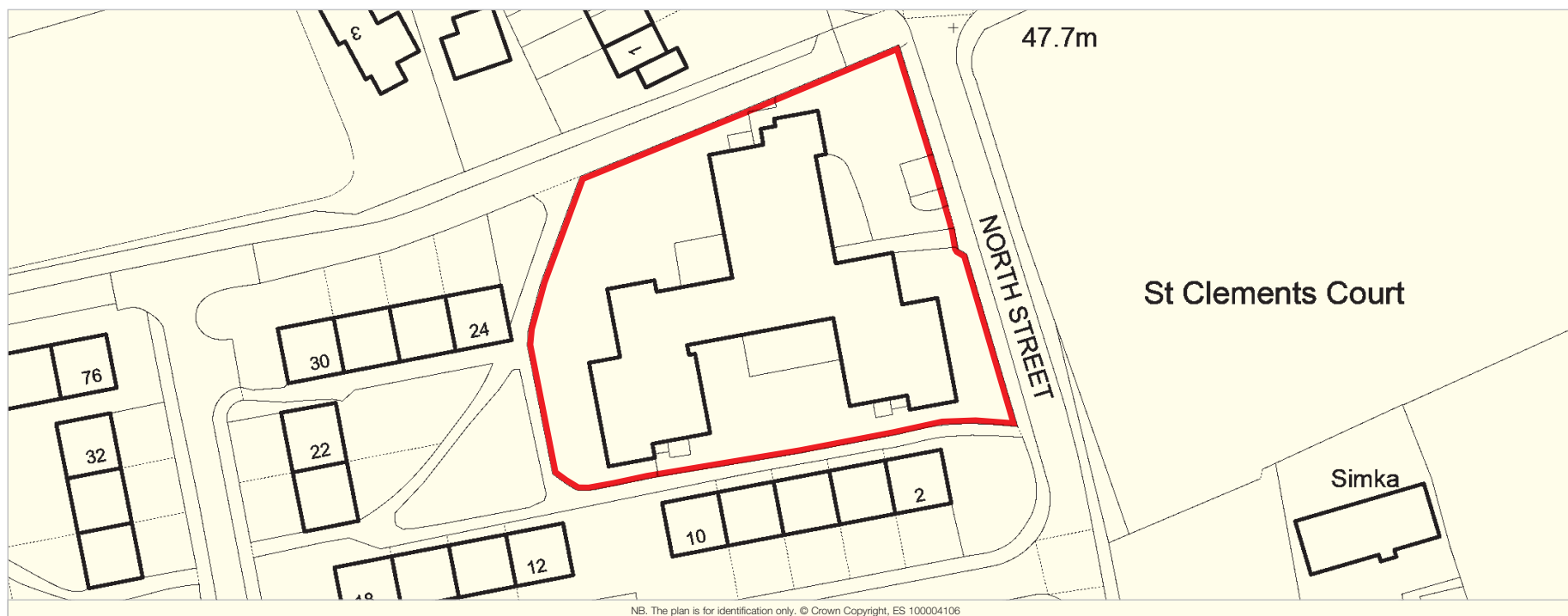
Local Planning Authority: Wakefield Metropolitan District Council.  
Tel: 0345 8506 506.

The property may afford potential for redevelopment to provide additional residential units, subject to obtaining all necessary consents.

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.



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

Lot	Building Number	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a. (equivalent)
Lot 83A Aston House	1	Ground Floor	Studio Accommodation	Vacant	–
	2	Ground Floor	One Bedroom Accommodation	Assured Shorthold Tenancy	£4,680 p.a.
	3	Ground Floor	Studio Accommodation	Assured Shorthold Tenancy	£4,160 p.a.
	4	Ground Floor	Studio Accommodation	Assured Shorthold Tenancy	£4,680 p.a.
	5	Ground Floor	Studio Accommodation	Vacant	–
	6	First Floor	Studio Accommodation	Assured Shorthold Tenancy	£4,160 p.a.
	7	First Floor	One Bedroom Accommodation	Assured Shorthold Tenancy	£4,680 p.a.
	8	First Floor	Studio Accommodation	Assured Shorthold Tenancy	£4,680 p.a.
	9	First Floor	Studio Accommodation	Assured Shorthold Tenancy	£4,680 p.a.
	10	First Floor	Studio Accommodation	Assured Shorthold Tenancy	£4,680 p.a.
					<b>Total Current Rent Lot £36,400 p.a.</b>
Lot 83B Barlow House	1	Ground Floor	Studio Accommodation	Vacant	–
	2	Ground Floor	One Bedroom Accommodation	Vacant	–
	3	Ground Floor	Studio Accommodation	Assured Shorthold Tenancy	£3,900 p.a.
	4	Ground Floor	Studio Accommodation	Assured Shorthold Tenancy	£4,160 p.a.
	5	Ground Floor	Studio Accommodation	Vacant	–
	6	First Floor	Studio Accommodation	Vacant	–
	7	First Floor	One Bedroom Accommodation	Assured Shorthold Tenancy	£4,200 p.a.
	8	First Floor	Studio Accommodation	Vacant	–
	9	First Floor	Studio Accommodation	Assured Shorthold Tenancy	£4,160 p.a.
	10	First Floor	Studio Accommodation	Assured Shorthold Tenancy	£4,160 p.a.
					<b>Total Current Rent Lot £20,580 p.a.</b>
Lot 83C Carlton House	1	3 Bed House	Three Bedroom Accommodation	Vacant	–
	3	Ground Floor	Studio Accommodation	Assured Shorthold Tenancy	£4,680 p.a.
	6	Ground Floor	One Bedroom Accommodation	Assured Shorthold Tenancy	£3,900 p.a.
	7	Ground Floor	Studio Accommodation	Assured Shorthold Tenancy	£3,300 p.a.
	8	Ground Floor	Studio Accommodation	Assured Shorthold Tenancy	£3,300 p.a.
	9	First Floor	Studio Accommodation	Assured Shorthold Tenancy	£4,680 p.a.
	10	First Floor	Studio Accommodation	Assured Shorthold Tenancy	£3,640 p.a.
	11	First Floor	One Bedroom Accommodation	Assured Shorthold Tenancy	£4,160 p.a.
	12	First Floor	One Bedroom Accommodation	Assured Shorthold Tenancy	£9,360 p.a.
	14	First Floor	One Bedroom Accommodation	Assured Shorthold Tenancy	£4,680 p.a.
Lot 83D Denby House	15	First Floor	Studio Accommodation	Assured Shorthold Tenancy	£3,840 p.a.
	16	First Floor	One Bedroom Accommodation	Assured Shorthold Tenancy	£3,900 p.a.
					<b>Total Current Rent Lot £49,440 p.a.</b>
	1	Ground Floor	One Bedroom Accommodation	Assured Shorthold Tenancy	£4,200 p.a.
	2	Ground Floor	Studio Accommodation	Assured Shorthold Tenancy	£4,680 p.a.
	3	Ground Floor	Studio Accommodation	Vacant	–
	4	Ground Floor	Studio Accommodation	Vacant	–
	5	First Floor	One Bedroom Accommodation	Vacant	–
	6	First Floor	Studio Accommodation	Vacant	–
	7	First Floor	Studio Accommodation	Assured Shorthold Tenancy	£4,160 p.a.
	8	First Floor	Studio Accommodation	Vacant	–
					<b>Total Current Rent Lot £13,040 p.a.</b>