

## Ilford

### Flat 1 Henley Court, 265-267 Ilford Lane, Essex IG1 2SD

On the instructions of J Gershinson FRICS  
and A Kisby MRICS of Allsop LLP  
acting as Joint Fixed Charge Receivers



#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 29th September 1975 (thus having approximately 60 years unexpired) at a current ground rent of £30 per annum.

#### Location

The property is located on the east side of Ilford Lane at its junction with Henley Road. Ilford Lane provides local shops and amenities. Ilford Rail Station is located within a mile to the north and Barking Underground Station (Circle, District and Hammersmith & City Lines) is within a mile to the south. The Northern Circular Road (A406) is close by to the east. The open spaces of Barking Park are also close by.

#### Description

The property comprises a self-contained first floor flat situated within an end of terrace building arranged over ground and two upper floors.

A Leasehold Self-Contained First Floor Flat subject to an Assured Shorthold Tenancy

#### Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom with basin, Separate WC

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 1st October 2011 (holding over) at a current rent of £750 per calendar month.

#### Current Gross Rent

Reserved

**£9,000 per annum**

#### Seller's Solicitor

Foot Anstey Solicitors (Ref: JMM2).  
Tel: 0117 915 9625. Fax: 0117 915 4999.  
Email: jennifer.martin@footanstey.com

**Leasehold Flat**



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## Bourne

### Land at Eastgate, Lincolnshire PE10 9LB

#### BY ORDER OF RECEIVERS

#### Tenure

Freehold.

#### Location

The property is situated on the south side of Eastgate close to its junction with Cherry Holt Road (A151). Local shopping can be found in Bourne itself approximately 0.75 miles to the west. The A15 is accessible and leads to Sleaford to the north and Market Deeping to the south.

#### Description

The property provides a rectangular site which fronts Eastgate. The site extends to approximately 0.066 hectares (0.164 acres).

A Freehold Site extending to Approximately 0.066 Hectares (0.164 Acres). To be offered with Planning Permission for the Construction of Eleven Town Houses

#### Accommodation

Site Area 0.066 Hectares (0.164 Acres)

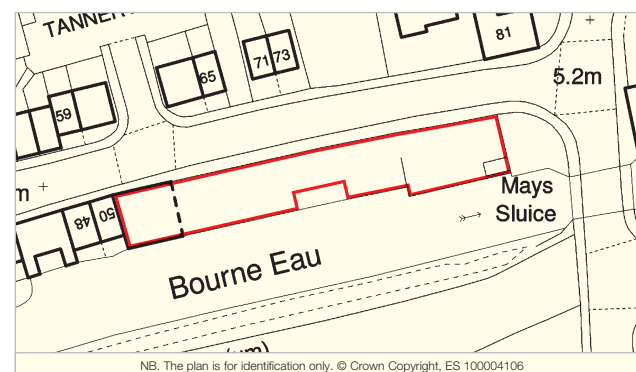
#### Planning

Planning Authority: Bourne Town Council.  
Tel: (01778) 426 123.  
Planning permission was granted on 29th May 2007 under Application No. S06/1206/12 for demolition and erection of 11 town houses with integral garages. An extension was granted under No. S10/1204 dated 27th January 2011 which grants a further 3 years.

#### Seller's Solicitor

Shakespeare Putsmen (Ref: ROS).  
Tel: 0121 237 3000.  
Email: rachel.o'shaughnessy@shakespeares.co.uk

**Vacant Possession**



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

**VACANT – Freehold Site**

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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.