

**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.

**Seller's Solicitor**

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

**Current Gross Rent Reserved**

**£9,000 per annum**

**Leasehold Flat**



**167**  
 LOT

**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**

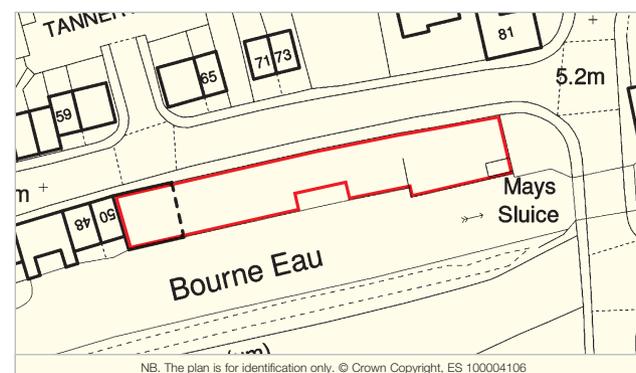
Planning Authority: Bourne Town Council.  
 Tel: (01778) 426 123.  
 Planning permission was granted on 29th May 2007 under Application No. S06/1206/12 for demolition and erection of 11 town houses with integral garages. An extension was granted under No. S10/1204 dated 27th January 2011 which grants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

**Seller's Solicitor**

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

**Vacant Possession**

**VACANT – Freehold Site**



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

**168**  
 LOT

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.