

**Tipton**  
**Land on the east side of**  
**Upper Church Lane,**  
**West Midlands**  
**DY4 9NB**

**TO BE OFFERED WITHOUT RESERVE**

**Tenure**  
 Freehold.

**Location**  
 The property is situated on the east side of Upper Church Lane, close to its junction with St John's Road. Shops are available along High Street to the north, with a more extensive range of facilities being accessible in Dudley town centre approximately 3.2 miles to the south. Rail services run from Tipton Station approximately 1.2 miles to the south. The open spaces of Jubilee Park and Weddell Wynd are nearby.

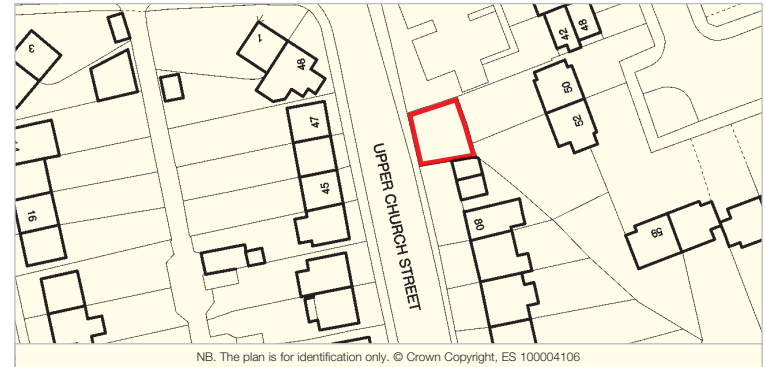
**Description**  
 The property comprises a level overgrown roughly rectangular site extending to approximately 0.01 hectares (0.027 acres).

A Freehold Site extending to Approximately 0.01 Hectares (0.027 Acres). Possible Potential for Development, subject to all necessary consents being obtained

**Accommodation**  
 Site Area Approximately 0.01 Hectares (0.027 Acres)

**Planning**  
 Local Planning Authority:  
 Sandwell Metropolitan Borough Council.  
 Tel: 0121 569 2200.  
 The site may afford potential for development, subject to obtaining all necessary consents.

**Vacant Possession**



**VACANT – Freehold Site**

**Washington**  
**Flats 53 (Lot 158) and**  
**56 (Lot 159)**  
**‘Collingwood Court’,**  
**Tyne and Wear**  
**NE37 3ED**

**Tenure**  
 Leasehold. Each property is held on a lease for a term of 125 years from 1st April 1986 (thus having approximately 93 years unexpired) at a ground rent of £10 per annum.

**Location**  
 The properties are situated to the north of Washington on Collingwood Court, to the south of its junction with Marlborough Road. Local shops, schools and bus services are available in the area. The more extensive facilities of Newcastle upon Tyne are accessible to the north, providing a wider range of shops, college, universities, hospitals and Metro links.

**Description**  
 The property comprises two self-contained flats situated within a purpose built block arranged over ground and three upper floors. The flats will be offered either individually or collectively. Flat 53 (Lot 158) benefits from a garage.

Two Leasehold Self-Contained Purpose Built Flats. Each providing One Bedroom Accommodation. Each Flat subject to an Assured Shorthold Tenancy. To be offered either Individually or Collectively

**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 Vendor.

**Seller's Solicitor**  
 Messrs Harold Benjamin Solicitors (Ref: RO).  
 Tel: 0208 872 3037.  
 Email: ray.oshry@haroldbenjamin.com

**Total Current Gross Rent Reserved £7,695.96 per annum (equivalent) from Lots 158 & 159**

**INVESTMENT – Two Leasehold Flats**



Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
158	53	First	Reception Room, Bedroom, Kitchen/Dining Area, Bathroom/WC, Garage	Subject to an Assured Shorthold Tenancy for a term of 6 months from 28th February 2018	£4,575.96
159	56	Ground	Reception Room, Bedroom, Kitchen/Dining Area, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 24th May 2017 (holding over)	£3,120

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.allso.co.uk](http://www.allso.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

LOT 157

LOTS 158-159