

Dagenham

37 Ivy Walk, Essex RM9 5RX

Tenure
Freehold.

Location
The property is located on the south-east side of Ivy Walk, to the north of its junction with Ivyhouse Road. Local shops and amenities are readily available directly to the east along Heathway, with the extensive facilities of Romford being accessible to the north-east. Local bus routes run along Heathway to the east. London Underground services run from Becontree Station (District Line) to the west. The A13 is to the south and provides direct access to The City of London to the west and the M25 Motorway to the east. The open spaces of Parsloes Park are immediately to the north.

Description
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from off-street parking to the front and gardens to the front and rear.

A Freehold Semi-Detached House subject to an Assured Shorthold Tenancy

Accommodation
The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides:
Ground Floor – Reception Room, Kitchen, Bathroom with WC and wash basin
First Floor – Two Bedrooms, Separate WC

Tenancy
The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 1st November 2015 at a rent of £835 per calendar month (holding over).

To View
The property will be open for viewing on Saturday 9th December between 10.00 – 10.30 a.m. This is an open viewing with no need to register.

Seller's Solicitor
Messrs Palmers Solicitors (Ref: Ali Choudhry).
Tel: 01375 484444.
Email: achoudhry@palmerslaw.co.uk

Current Rent Reserved
£10,020
per annum
(equivalent)

INVESTMENT –
Freehold House



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LOT

Redhill

Redhill URC Tennis Club, Redstone Park, Surrey RH1 4AS

BY ORDER OF THE UNITED REFORMED CHURCH (SOUTHERN SYNOD) TRUST LTD

Tenure
Freehold.

Location
The property is situated towards the eastern side of Redstone Park and is accessed via a public footpath located adjacent to No. 27 Cavendish Road (RH1 4AL). An extensive range of shops and other facilities is available in Redhill town centre to the north-west. Rail services run from Redhill Station providing a direct service into London Bridge with a journey time of approximately 30 minutes. The A23 and the A25 are both close at hand and provide access to both the M23 and M25 Motorways.

Description
The property comprises a roughly rectangular and generally level site which is currently occupied by two disused tennis courts. The site extends to approximately 0.160 hectares (0.394 acres).

A Freehold Site formerly used as a Tennis Club extending to Approximately 0.160 Hectares (0.394 Acres). Possible potential for Development subject to obtaining all necessary consents

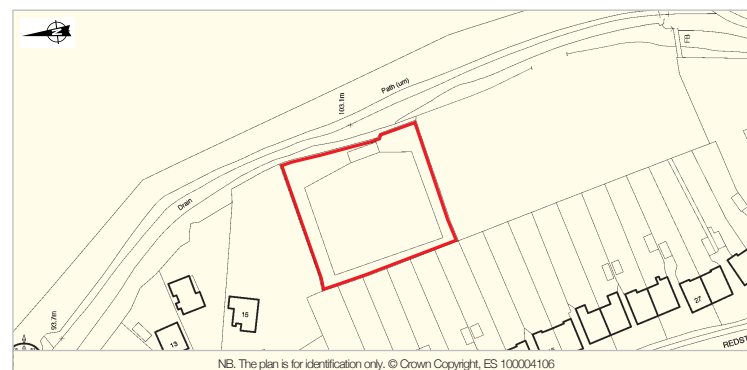
Accommodation
Site Area Approximately 0.160 Hectares (0.394 Acres)

Planning
Local Planning Authority: Reigate and Banstead Borough Council.
Website: www.reigate-banstead.gov.uk
Tel: 01737 276000.
The site may afford possible potential for development, subject to obtaining all necessary consents.

Seller's Solicitor
Messrs Veale Wasbrough Vizards LLP
(Ref: Ms S Outram).
Tel: 0117 314 5253
Email: soutram@www.co.uk

Vacant Possession

VACANT –
Freehold Site



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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.

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.