

## Chulmleigh 'Yardale Cottage', Eggesford, Devon EX18 7JZ

### BY ORDER OF RECEIVERS

**Tenure**  
Freehold.

**Location**  
Yardale Cottage is located to the south of Chulmleigh and along the A377 next to Eggesford Rail Station. Local shops, bus services, a school and college are available three miles north in Chulmleigh, whilst the further and more extensive facilities of Exeter are also within reach approximately 20 miles to the south-east. The A377 provides access to the M5 Motorway as well as Barnstaple and the North Cornwall Coast. The open spaces of both Exmoor and Dartmoor National Parks are also within reach.

**Description**  
The property comprises a detached two storey cottage arranged beneath a pitched roof. The front entrance at street level is situated on the first floor whilst the property also benefits from an entrance to the rear at ground floor level. There is a large balcony and garden to the rear.

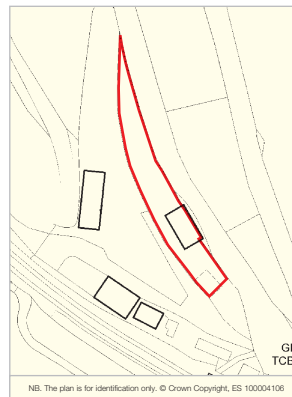
## A Freehold Detached Cottage Occupying a Site extending to Approximately 0.087 Hectares (0.215 Acres)

**Accommodation**  
**Ground Floor** – Reception Room, Kitchen, Hall, Bedroom with En-Suite Bathroom with shower and WC  
**First Floor** – Reception Room, Two Bedrooms with En-Suite Bathroom/WC, Three Further Bedrooms, Wetroom/WC  
**Site Area Approximately 0.087 Hectares (0.215 Acres)**

**To View**  
The property will be open for viewing on Tuesday 15th, Friday 18th, Monday 21st, Thursday 24th and Monday 28th October between 3.00 – 3.30 p.m. (Ref: MW).

**Seller's Solicitor**  
Messrs Shoosmiths (Ref: LB).  
Tel: 01908 488 300.  
Email: laura.batten@shoosmiths.co.uk

### Vacant Possession



### VACANT – Freehold Cottage



Rear Elevation



Front Elevation

## Newry 39 Forthill Road, Northern Ireland BT34 2LP

### BY ORDER OF FIXED CHARGE RECEIVERS A Freehold Detached Part Completed House

**Tenure**  
Freehold.

**Location**  
The property is located on the north side of Forthill Road to the west of its junction with Temple Hill Road. The extensive shops and facilities of Newry are easily accessible 1 mile to the west. Communications are provided by the Newry Rail Station 1 mile to the west. Further communications are provided by the nearby A1 which in turn leads to the M1 Motorway.

**Description**  
The property comprises a detached house arranged over ground and first floors beneath a pitched roof. The property requires works of completion. The property benefits from off-street parking and gardens to front and rear. It further enjoys countryside views.



**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:  
**Three Bedroom Accommodation**

**Tenancy**  
We are informed that the property is occupied periodically without consent of the Receivers.

**To View**  
Please contact Allsop (Ref: RW)  
Email: richard.watson@allsop.co.uk  
Using the subject heading **Lot 149 Viewings**.

### VACANT – Freehold House

## Garvagh 6 Agivey Court, Carhill Road, Co. Londonderry BT51 5FD

### BY ORDER OF MORTGAGEES A Long Leasehold Self-Contained Purpose Built First Floor Flat

**Tenure**  
Long Leasehold. The property is held on a lease for a term of 999 years from 1st September 2006 (thus having approximately 992 years unexpired) at a current ground rent of £0.05 per annum.

**Location**  
The property is situated on the north side of Agivey Court, to the east of its junction with Carhill Road. Local amenities are available in the small town of Garvagh, with the further extensive shops and amenities of Coleraine being accessible 10 miles to the north. Rail services run from Coleraine Station. Further communications are provided by the nearby A29 which in turn leads to the A6 and M2 Motorways.

**Description**  
The property comprises a self-contained first floor flat situated within a purpose built block arranged over ground and first floors beneath a pitched roof.



**Accommodation**  
Reception Room, Two Bedrooms, Kitchen, Shower Room with WC and wash basin

**To View**  
The property will be open for viewing before the Auction on Thursday 17th, Sunday 20th and Sunday 27th October between 10.30 – 11.00 a.m. (Ref: CF).

### Vacant Possession

### VACANT – Long Leasehold Flat