

## East Grinstead 8 Dallaway Gardens, East Sussex RH19 1AZ

**Tenure**  
Freehold.

**Location**  
The property is situated on the south side of Dallaway Gardens, to the west of its junction with Queen's Road. Queen's Road leads to London Road to the east, which in turn provides access to the A22 to the north. An extensive range of shops, bars and restaurants is available in East Grinstead town centre, with the further facilities of Crawley being accessible to the west. Gatwick Airport is to the west. Rail services run from East Grinstead Station, approximately half a mile to the west, from which a regular service to London is provided with a journey time of around 1 hour. The open spaces of Brooklands Park and Ashdown Forest are nearby.

**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 and gardens to the front and rear.

A Freehold Semi-Detached House. Possible Potential for a Loft Extension, subject to obtaining all necessary consents

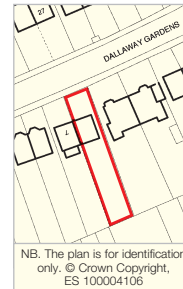
**Accommodation**  
**Ground Floor** – Two Reception Rooms, Kitchen  
**First Floor** – Three Bedrooms, Bathroom with wash basin, Separate WC

**Local Planning Authority**  
Local Planning Authority: Mid Sussex District Council.  
Tel: 01444 458166.  
The property may afford potential for a loft extension, subject to obtaining all necessary consents.

**To View**  
The property will be open for viewing every Wednesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**  
Messrs Ramsdens Rice-Jones Solicitors  
(Ref: D Hofton).  
Tel: 01422 330700.  
Email: david.hofton@ramsdens.co.uk

### Vacant Possession



**VACANT – Freehold House**



65  
LOT

## London SE23 8 Sunderland Road, Forest Hill SE23 2PR

A Freehold Ground Rent Investment secured upon a Mid Terrace Building internally arranged to provide Seven Self-Contained Flats

**Tenure**  
Freehold.

**Location**  
The property is situated on the west side of Sunderland Road, to the south of its junction with Stanstead Road. Local shops and amenities are available nearby on Sunderland Road itself, with the more extensive facilities of Forest Hill being approximately 0.5 miles to the west. London Overground Rail services run from Forest Hill Station approximately 0.3 miles to the west. Catford and Catford Bridge Rail Stations are approximately 1 mile to the east. Road communications are afforded by the A205 (South Circular Road), which provides access to the A2, A20 and A23.

**Description**  
The property comprises a ground rent investment secured upon a mid terrace building internally arranged to provide seven self-contained flats.



**Tenancy**  
Each flat is subject to a lease for a term of 125 years from 24th March 1983 (thus having approximately 91 years unexpired) at a total current ground rent of £2,600 per annum.  
NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

**Total Current Rent Reserved**  
**£2,600 per annum**

**INVESTMENT – Freehold Ground Rent**

66  
LOT

## New Barnet 20-24 Station Road, Hertfordshire EN5 1QW

**BY ORDER OF MORTGAGEES**  
A Freehold Ground Rent Investment secured upon a Mid Terrace Building arranged to provide a Shop Unit and Four Self-Contained Flats

**Tenure**  
Freehold.

**Location**  
The property is located on the north side of Station Road (A110), opposite its intersection with Lyonsdown Road. Local shops and amenities can be found in New Barnet together with New Barnet Rail Station, which provides regular services to London King's Cross and Moorgate. The open spaces of Brooks Farm and Wyatts Farm are to the south-west.



**Description**  
The property comprises a ground rent investment secured upon a mid terrace building internally arranged to provide a shop unit and four self-contained flats.

**Tenancies**  
A schedule of Tenancies is set out below.  
NB. The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Total Current Rent Reserved £1,250 per annum**

**INVESTMENT – Freehold Ground Rent**

Unit	Floor	Lease Term	Current Rent £ p.a.
Basement Flat	Basement	Subject to a lease for a term of 125 years from 2015	£300 p.a.
Retail Unit	Ground	Subject to a lease for a term of 999 years from 2014	–
First Floor Flat	First	Subject to a lease for a term of 125 years from 2015	£350 p.a.
Second Floor Flat	Second	Subject to a lease for a term of 125 years from 2015	£300 p.a.
Top Floor Flat	Third	Subject to a lease for a term of 125 years from 2015	£300 p.a.

67  
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.alltop.co.uk](http://www.alltop.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.