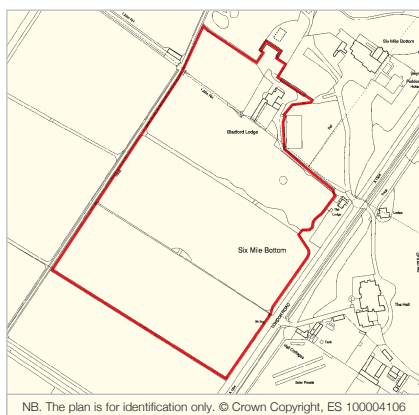


Six Mile Bottom Blandford Lodge, London Road, Nr Newmarket, Cambridgeshire CB8 0UE

- **A Freehold Detached House together with Stable Block and Land**
- Providing Two Bedroom Accommodation
- Occupied by the Borrower
- GIA of House Approximately 240 sq m (2,582 sq ft)
- Total Site Area Approximately 7.21 Hectares (17.8 Acres)

BY ORDER OF LPA RECEIVERS



Seller's Solicitor

Shoosmiths LLP (Ref: Aaron Harbar).
Tel: 03700 864219.
Email: aaron.harbar@shoosmiths.co.uk

Freehold House and Land



Tenure

Freehold.

Location

The property is situated to the north of London Road (A1304). Local amenities are available, with further facilities being accessible in Newmarket and Cambridge. Dullingham Rail Station is approximately 3.2 miles to the east. The A11, A14 and M11 Motorway are easily accessible.

Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a stable block and occupies a site extending to approximately 7.21 hectares (17.8 acres).

Accommodation

The property was not internally inspected or measured by Allsop. The following information was obtained from a Valuation Report.

We are informed that the property provides:

Ground Floor – Reception Room, Kitchen, Utility Room

First Floor – Two Bedrooms, Bathroom, Separate WC

Total Approximate GIA 240 sq m (2,582 sq ft)

Total Approximate Site Area 7.21 Hectares (17.8 Acres)

Tenancy

The Administrators understand the property is occupied by the Borrower.

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.

Lot 253 Withdrawn

