

## Wellingborough

### 16/16A Cambridge Street, Northamptonshire NN8 1DJ

**Tenure**  
Freehold.

**Location**  
The property occupies a prominent position on the north side of Cambridge Street, where a good selection of independent retailers can be found. The Swangate Shopping Centre is to the south and provides well known stores such as Iceland, WH Smith and Boots. Wellingborough Rail Station is to the east. The A45 and A509 are close by and enable access to Northampton and Kettering respectively. Eastfield Park is to the north.

**Description**  
The property comprises a mid terrace building arranged over ground and first floors. Internally, the property is arranged to provide a ground floor retail unit and ancillary accommodation above, together with a club house and garages to the rear.

**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** – Retail Unit

**First Floor** – Ancillary Accommodation

**Rear** – Clubhouse, Garages

**Planning**

A Freehold Mid Terrace Building internally arranged to provide a Ground Floor Retail Unit and Ancillary Accommodation above together with Rear Club House and Garages. Planning Permission for demolition and erection of Three Buildings comprising one A1 Retail Unit and a Total of 17 Self-Contained Flats with Communal Gardens

Local Planning Authority: Wellingborough Borough Council.  
Tel: 01933 231902.  
Planning permission (Ref: APP/A2280/W/17/ 3183972) was granted on appeal on 17th February 2017 for "Demolition of existing shop, club and garage buildings and erection of 3 new buildings comprising 17 private residential units with associated communal gardens and one A1 retail unit – revised plan rec'd 30.03.2016 - Amended Plans".

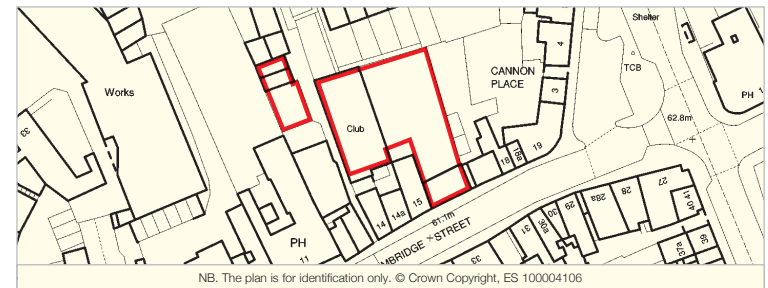
**To View**  
The property will be open for viewing every Tuesday and Thursday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: MW).

**Seller's Solicitor**

Messrs Evans Cook Solicitors (Ref: Mike Evans).  
Tel: 01933 278259.  
Email: info@evanscook.co.uk

**Vacant Possession**

**VACANT – Freehold Building with Planning**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

## Folkestone

### Tranquility House, 39 Cheriton Gardens, Kent CT20 2AS

**Tenure**  
Freehold.

**Location**  
The property is situated on the south-west side of Cheriton Gardens, to the north-west of its junction with Millfield. The extensive shops and facilities of Folkestone are within walking distance to the east. Rail services run from Folkestone Central Station to the north-west. The A259 is to the north-west and provides direct access to the M20 Motorway and in turn the M25 Motorway. The open spaces of the coast are to the south.

**Description**  
The property comprises a detached building arranged over ground and three upper floors beneath a pitched roof. The property is internally arranged to provide 18 letting rooms together with ancillary accommodation. The property benefits from a lift (not tested) and parking for 5 cars.

**Existing Accommodation**

**Ground Floor** – Four Rooms, Kitchen, Pantry, Conservatory, Two Separate WCs with wash basin

**First Floor** – Three Rooms with wash basins, Two Rooms, Shower Room, Separate WC and wash basin

**Second Floor** – Three Rooms with wash basins, Three Rooms, Two Separate WCs with wash basin

A Freehold Detached Former Care Home arranged to provide 18 Letting Rooms together with Ancillary Accommodation. Planning Permission for Change of Use and Conversion to provide Thirteen Self-Contained Flats (12 x Studios, 1 x One Bedroom). Parking for 5 Cars

**Third Floor** – Five Rooms with wash basin, Bathroom/WC, Bathroom with wash basin

**Planning**

Local Planning Authority: Folkestone & Hythe District Council.  
Tel: 01303 853000.  
Planning permission (Ref: Y17/1582/SH) was granted on 9th March 2018 for "Change of use and conversion of former care home into 13 no. micro-apartments (Use Class C3) with communal laundry, lounge, bins, cycle storage and associated landscaping together with the removal of existing conservatory and rear external fire escape (re-submission of Y17/0778/SH)".

**To View**  
There will be a block viewing on Friday 19th October between 10.00 a.m. – 12.00 p.m.

**Seller's Solicitor**

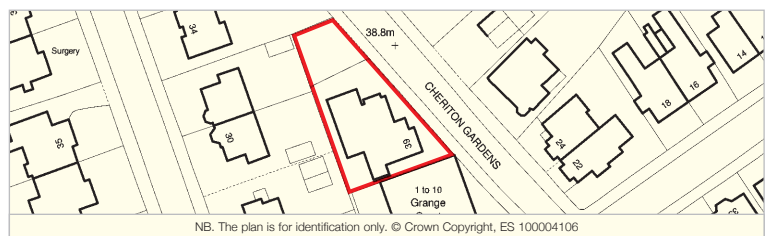
Messrs BSG Solicitors (Ref: MH).  
Tel: 0208 343 4411.  
Email: masood@bsgsolicitors.com

**Joint Auctioneer**

Messrs GLPG (Ref: Dean Leslie).  
Tel: 0203 640 6420.  
Email: dean.leslie@glpg.co.uk

**Vacant Possession**

**VACANT – Freehold Building with Planning**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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](http://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 172

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