

Aldershot

47 Perowne Street, Hampshire GU11 3JR

Tenure

A 75% share of the Freehold will be offered for sale.

Location

The property is situated on Perowne Street, which runs between Alexandra Road to the north and Queens Road to the south. The amenities of Aldershot town centre are accessible to the east, with the further facilities of Farnham, Farnborough and Guildford also being within reach. Rail services run from Aldershot Station and the M3 Motorway is to the north. The Municipal Gardens are close by.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. There is a garden and rear off-street parking.

A 75% Share of Freehold Mid Terrace House subject to a Life Tenancy

Accommodation

The property was not inspected by Allsop. The following information was provided by the Vendor. We understand that the property provides:

Three Bedroom Accommodation

Tenancy

The property is subject to a Life Tenancy.

Seller's Solicitor

Messrs Ward Gethin Archer (Ref: CG).
Tel: 01553 660033.
Email: cameron.green@wardgethinarcher.co.uk

**75% Share of
Freehold House**



96
LOT

Colchester

Monkwick Clinic, Queen Elizabeth Way, Essex CO2 8LT



Property Services

BY ORDER OF NHS PROPERTY SERVICES LTD

Tenure

Freehold.

Location

The property is located on the west side of Queen Elizabeth Way, to the north-east of its junction with Monkwick Avenue in the Blackheath area of Colchester. Local shops and amenities are available in the immediate vicinity, with the further and more extensive facilities of Colchester town centre being accessible to the north. Rail services run from Colchester Town Station, which provides regular and direct services to London Liverpool Street with an approximate journey time of 70 minutes. The A12 is within reach to the west, providing links to Chelmsford and Ipswich to the south-west and north-east respectively. The open spaces of Abbey Field are close by and Dedham Vale AONB is to the north.

Description

The property comprises a detached single storey former health centre (D1 Use) arranged beneath a flat roof. The property benefits from a garden area to the front and occupies a roughly rectangular, broadly level site extending to approximately 0.105 hectares (0.26 acres). The property may afford possible potential for redevelopment of the site, subject to obtaining all necessary consents.

Accommodation

Ground Floor – Reception Area/Waiting Room, Clinical Rooms/Offices, Kitchen, WCs
Gross Internal Area Approximately 363.2 sq m (3,909 sq ft)

A Freehold Detached Former Health Centre (D1 Use) extending (GIA) to Approximately 363.2 sq m (3,909 sq ft) with Garden Area to Front. Site Area Approximately 0.105 Hectares (0.26 Acres). Possible potential for Redevelopment of Site, subject to obtaining all necessary consents. Council response to Pre-Application Enquiry available in respect of two potential schemes (Retail Unit and Ten Flats or Thirteen Independent Living Apartments)

Planning

Local Planning Authority: Colchester Borough Council.
Tel: 01026 508818.
The property may afford possible potential for residential redevelopment of site, subject to obtaining all necessary consents. A pre-application enquiry has been submitted to the council for redevelopment of the site. Two potential schemes were outlined in the submission as follows:
Option 1 – 10 residential apartments (7 x one bedroom and 3 x two bedroom) together with 100.1 sq m of retail and eleven car parking spaces.
Option 2 – Independent living accommodation providing 13 apartments (for residents with learning disability) together with ancillary staff facilities and eleven car parking spaces. A copy of the submission document, proposed floor plans and the council's response, which is supportive of the proposals, are available for inspection within the legal pack.

VAT

VAT is not applicable to this Lot.

To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 12.30 – 1.00 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Bevan Brittan (Ref: R Harrison).
Tel: 0117 918 8500.
Email: nhspssauctions@bevanbrittan.com

Vacant Possession



NB: The plan is for identification only.
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**VACANT –
Freehold
Building and Site**



97
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.