

Washington

Land lying to the east side of Glebe Crescent, Sunderland, Tyne and Wear NE38 7BU

BY ORDER OF CARILLION CONSTRUCTION LIMITED (IN LIQUIDATION) ACTING BY THE OFFICIAL RECEIVER AND SPECIAL MANAGERS (WHO SHALL HAVE NO PERSONAL LIABILITY)

Tenure
Freehold.

Location
The property is located on the east side of Glebe Crescent along Avebury Drive. Shops and amenities are available in Washington town centre to the south, with a more extensive range of facilities being accessible in Sunderland city centre. Rail services run from Sunderland Station approximately 6.4 miles to the east. The A1(M) Motorway (Junction 64) is nearby. The open spaces of Princess Anne Park are close by.

VACANT – Freehold Site

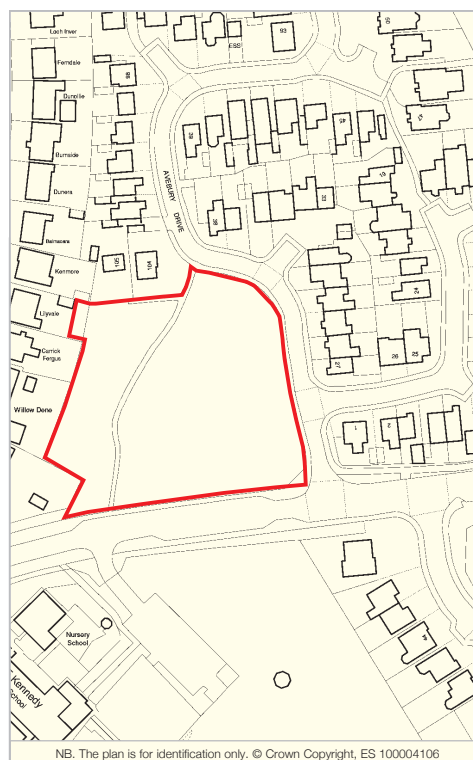
Freehold Land extending to a Site Area of Approximately 0.572 Hectares (1.413 Acres)

DISCLOSED RESERVE NOT TO EXCEED £5,000

Description
The property comprises land extending to a total site area of approximately 0.572 hectares (1.413 acres).

Accommodation
Total Site Area Approximately 0.572 Hectares (1.413 Acres)

Note
The promap and aerial view are for identification purposes only. Furthermore, the site area is approximate and buyers should rely on the title documents contained within the legal pack and are deemed to bid accordingly.



Stoke-on-Trent

185 and 185A Uttoxeter Road, Longton, Staffordshire ST3 1QN

Tenure
Freehold.

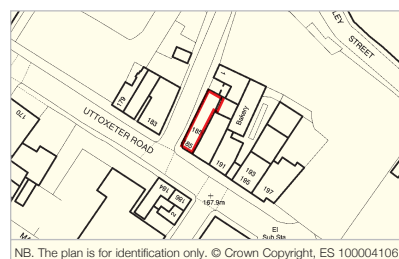
Location
The property is located on the north-east side of Uttoxeter Road (A5007), to the south-east of its junction with Sandgate Street. Uttoxeter Road leads to the A50 to the south-east. The M6 Motorway (Junction 15) is to the west. Local shops are available in Longton, with a more extensive range of facilities being accessible in Stoke-on-Trent to the north-east. Rail services run from Longton Station approximately 0.7 miles to the north-east. The open spaces of Longton Park and Hulme Quarry National Nature Reserve are nearby.

Description
The property comprises a corner building arranged over ground and first floors beneath a part pitched/part flat roof. The property is internally arranged to provide two self-contained flats.

A Freehold Corner Building internally arranged to provide Two Self-Contained Flats (1 x One Bedroom and 1 x Two Bedroom). One Flat subject to an Assured Shorthold Tenancy (holding over) and One Flat Vacant

Accommodation
The first floor flat was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the Vendor.

To View
The property will be open for viewing every Monday and Wednesday before the Auction between 12.15 – 12.45 p.m. These are open viewing times with no need to register. (Ref: MW).



Current Rent Reserved £3,900 per annum (equivalent) with one flat vacant

INVESTMENT/ PART VACANT – Freehold Building



Address	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.c.m.
185	Ground	One Bedroom Accommodation	Vacant	–
185A	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 14th October 2017 (holding over)	£325 p.c.m.

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.