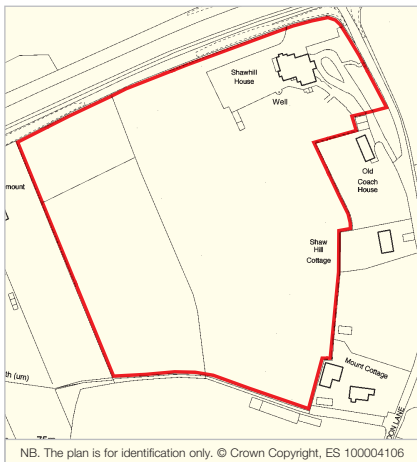


West Malling Shaw Hill House, Aldon Lane, Addington, Kent ME19 5PJ

- **A Freehold Detached Building**
- Internally arranged to provide Nine Self-Contained Flats
- Eight Flats subject to a Tenancy
- One Flat Vacant
- Occupying a Site extending to 2.512 Hectares (6.207 Acres)
- Total Current Rent Reserved **£44,780 per annum (equivalent)** from Seven Flats with One Flat on Terms Unknown and One Flat Vacant

On the instructions of
Joint Fixed Charge Receivers

allsop



Seller's Solicitor

Messrs Wedlake Bell (Ref: Liam Floodgate).
Tel: 020 7395 3162.
Email: lfloodgate@wedlakebell.com

Freehold Building and Land



Tenure

Freehold.

Location

The property is located on the west side of Aldon Lane, close to its junction with London Road. A range of local shops and amenities is available close by within East Malling. The M20 Motorway is easily accessible and provides access towards Central London. Alternatively the M25 Motorway is located just to the west of the property and provides access to the wider national motorway network. Rail services run from West Malling Rail Station. West Malling Golf Course is directly north of the property.

Description

The property comprises a large detached Victorian building which is arranged over part basement, ground and two upper floors beneath a pitched roof. The property is internally arranged to provide nine self-contained flats with car parking for approximately 13 cars to the front. The property is situated within grounds of approximately 2.512 hectares (6.207 acres) comprising a drained swimming pool, gardens, paddocks and woodland.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The following information has been obtained from previous marketing details. A schedule of Accommodation and Tenancies is set out below.

Site Area Approximately 2.512 Hectares (6.207 Acres)

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
1	Ground	Studio Room, Kitchen, Bathroom	Vacant	—
2	Ground	Studio Room, Kitchen, Bathroom	AST for a term of 5 months from 10th August 2012 (holding over)	£530 p.c.m.
3	First	Studio Room, Kitchen, Bathroom	Subject to a Tenancy on Terms Unknown	£570 p.c.m.
4	First	Studio Room, Kitchen, Bathroom	AST for a term of 12 months from 12th December 2008 (holding over)	£500 payable every 4 weeks
5	First	Studio Room, Kitchen, Bathroom	AST for a term of 6 months from 14th January 2014 (holding over)	£530 p.c.m.
6	First	Studio Room, Kitchen, Bathroom	Subject to a Tenancy on Terms Unknown	£530 p.c.m.
7	First	Studio Room, Kitchen, Bathroom	AST for a term of 5 months from 1st December 2011 (holding over)	£530 p.c.m.
8	Second	One Bedroom Accommodation	AST for a term of 12 months from 6th March 2010 (holding over)	£500 p.c.m.
9	Ground	Two Bedroom Accommodation – 2 Reception Rooms, 2 Bedrooms (one En-Suite), Kitchen, Bathroom, Cellar	Subject to a Tenancy on Terms Unknown	Unknown

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 £750 (including VAT) upon exchange of sale memoranda.