

# MCHUGH & CO

Established 1983

# SALE BY AUCTION



**Thursday 2 September 2021**

with bidding commencing at

**7.30 am**

(unless sold prior)

**On-Line Auction**

**Remote Bidding Only**

Through On-Line Bidding,  
Telephone Bidding or Proxy Bidding

**Auctioneers' Office:**

71 Parkway, Regents Park, London NW1 7PP

020 7485 0112 • [mchughandco.com](http://mchughandco.com)

---

**ESTATE AGENTS & AUCTIONEERS**

## Attention all Prospective Bidders

**McHUGH & Co**  
ESTATE AGENTS & AUCTIONEERS

**020 7485 0112**  
[www.mchughandco.com](http://www.mchughandco.com)

Due to Government advice regarding Covid-19, our auction will be held remotely with On-Line Bidding, Telephone Bidding and Proxy Bidding Options available.

In line with Money Laundering Regulations 2017, McHugh & Co, as Auctioneers & Estate Agents, are required to seek proof of the purchaser's identity. All bidders/purchasers must provide photographic identity and evidence of address.

If you would like to bid, please register to bid on the particular lot you want to bid on by clicking the 'bid now' icon and 'Login/register to bid' and then just follow the prompts. If you require further assistance on how to register or if you would prefer to set up a traditional telephone or proxy bid with us, please contact the auctioneers on 020 7485 0112.

### Photographic Identity (one item only required)

- Current Signed Passport
- Current Full UK/EU Photo Card Driving Licence
- Firearms Certificate
- Resident Permit issued by the Home Office to EU Nationals

### Evidence of Address (Secondary identification) (one item only required)

- A Utility Bill issued within the last three months (mobile phone bills are not acceptable)
- Council Tax Bill (for the current year)
- HMRC Tax Notification
- Recent Bank, Building Society, Credit Card/Mortgage Statement
- Current Full UK Driving Licence (if not used as photo ID)

*If required McHugh & Co will use Smart Search/Experian to confirm a purchaser's identity.*

If you wish to purchase in the name of a company we will require the original or a certified copy of incorporation as well as the two forms of aforementioned identification from all directors.

If the purchaser(s) details are different from the successful bidder's, the purchaser will also be required to submit their details and identification, and this will be requested from the purchaser's solicitors following the auction unless available in the auction room.

The successful bidder will also be required to have a valid letter of authority from the purchaser.

Note: The documents will be photocopied and retained on our paper files.

*If you have any query about the acceptable forms of identification please do not hesitate to contact the auctioneer's office prior to the sale day.*

- Any measurements referred to in the particulars are for guidance only and do not form part of any contract.
- All photographs and plans are published for the convenience of Purchasers only and do not form part of any contract.
- The successful bidder is under a Binding contract as soon as the electronic gavel falls on his/her bid.
- Upon purchase of any Lot, we shall e-mail you with our client account bank details requesting the balance for the 10% deposit (minimum deposit of £5,000 or whichever sum shall be the greater) and the auctioneers buyers fee of £1,000 inclusive of VAT. If you are the successful bidder you must pay the remaining deposit by electronic bank transfer to the McHugh & Co clients bank account immediately after the auction and no later than 5pm the following day. The deposit must be transferred from your personal or company bank account or a bank transfer from your solicitors client account. the Memorandum will then be completed by the Clerks for signature and exchange. **CASH DEPOSITS ARE NOT ACCEPTABLE.**
- Prospective Purchasers are advised that sales are subject to (a) the General Conditions of Sale printed in the catalogue; (b) Special Conditions of Sale available on application to the Auctioneers; (c) any addendums or alterations, made available for inspection.
- **BUYER'S FEE - Each successful buyer or bidder will be required to pay the Auctioneers McHugh & Co., a non-refundable buyer's fee of £1,000 inclusive of VAT. Lots sold for less than £10,000 the buyer's fee will be £300 inclusive of VAT.**
- **The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the special conditions of sale. Buyers are deemed to bid in full knowledge of this.**

## INTRODUCING MCHUGH & CO ONLINE AUCTIONS

McHugh & Co. Online Auctions is an innovative and pioneering platform for buying and selling property.



Providing all the benefits with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping, with the added advantage of being able to bid pressure-free from the comfort of your own home or office via desktop, tablet or mobile phone.

**In order to bid, you must register to do so by 1pm the day before the auction. The simplest way to register to bid is as follows:**

**Lot**

**Click on a lot you want to bid on.**

**bidnow**

**Click on the 'Bid now' icon.**

**Log in / register to bid**

**Click on the 'Log in/register to bid' button and then just follow the prompts.**

If you require further assistance on how to register or if you would prefer to set up a traditional telephone or proxy bid with us, please download the necessary form on the McHugh & Co auction website.

All legal documents can be viewed online for free.

For more information call us on  
**020 7485 0112 | [mchughandco.com](http://mchughandco.com)**

**MCHUGH & CO**  
ESTATE AGENTS & AUCTIONEERS

## Order of Sale and Guide Prices

<b>Lot 1</b>	10 Tudor Court North, Wembley, Middlesex, HA9 6SG	£300,000+	<b>Lot 33</b>	120 Orange Hill Road, Edgware, Middlesex, HA8 0TT	£250,000+
<b>Lot 2</b>	56 Turney Road, West Dulwich, SE21 8LU	£450,000+	<b>Lot 34</b>	26 Amherst Close, Orpington, Kent, BR5 2HH	£200,000+
<b>Lot 3</b>	26 Melrose Avenue, Norbury, SW16 4QU	£350,000+	<b>Lot 35</b>	62 Willow Tree Lane, Hayes, Middlesex, UB4 9BD	£200,000+
<b>Lot 4</b>	14 Commonwealth Way, Abbey Wood, SE2 0JZ	£200,000+	<b>Lot 36</b>	12 Park Hill Court, Addiscombe Road, Croydon, CR0 5PJ	£160,000+
<b>Lot 5</b>	46 Pembroke Road, Seven Kings, Ilford, Essex, IG3 8PH	£350,000+	<b>Lot 37</b>	39 Kirby Road, Basildon, Essex, SS14 1RX	£150,000+
<b>Lot 6</b>	26 Sunninghill Road, Lewisham, SE13 7SS	£350,000+	<b>Lot 38</b>	52 Parker Road, Winton, Bournemouth, BH9 1AY	£180,000+
<b>Lot 7</b>	46 Birchwood Avenue, Wallington, Surrey, SM6 7EN	£300,000+	<b>Lot 39</b>	143 The Crescent, Slough Berkshire, SL1 2LF	£175,000+
<b>Lot 8</b>	17 Jersey Road, Leytonstone, E11 4BL	£395,000+	<b>Lot 40</b>	5 Oakfield Lane, Crayford, Dartford, Kent, DA1 2SN	£200,000+
<b>Lot 9</b>	61 Milton Road, Gillingham, Kent, ME7 5LP	£110,000+	<b>Lot 41</b>	61 Parkdale Road, Plumstead, SE18 1RT	£230,000+
<b>Lot 10</b>	28 Salisbury Road, Chingford, E4 6TA	£295,000+	<b>Lot 42</b>	Flat 28 Risingholme Court, High Street, Heathfield, East Sussex, TN21 8GB	£10,000+
<b>Lot 11</b>	30 Clovelly Close, Ickenham, Uxbridge, Middlesex, UB10 8PT	£325,000+	<b>Lot 43</b>	150 St Marys Road, Ilford, Essex, IG1 1QY	£100,000+
<b>Lot 12</b>	86 Taylors Road, Stretford, Manchester, M32 0JP	£100,000+	<b>Lot 44</b>	56 Gilbert Close, Shooters Hill, SE18 4PT	£250,000+
<b>Lot 13</b>	12 Dalmeny Avenue, Norbury, SW16 4RT	£300,000+	<b>Lot 45</b>	18 Morden Hall Road, Morden, Surrey, SM4 5JF	£40,000+
<b>Lot 14</b>	122 Boundary Road, Plaistow, E13 9QG	£175,000+	<b>Lot 46</b>	29 Hartland Drive, Ruislip, Middlesex, HA4 0TQ	£275,000+
<b>Lot 15</b>	2 Portland Road, Hayes, Middlesex, UB4 8LG	£275,000+	<b>Lot 47</b>	50 Chasewater Avenue, Baffins, Portsmouth, PO3 6JD	£130,000+
<b>Lot 16</b>	8 Tyfield Close, Cheshunt, Hertfordshire, EN8 8QP	£275,000+	<b>Lot 48</b>	23 Broxton Avenue, Bolton, BL3 3TG	£70,000+
<b>Lot 17</b>	177 Winterbourne Road, Thornton Heath, Surrey, CR7 7QZ	£300,000+	<b>Lot 49</b>	53 Mildenhall Road, Littleport, Ely, Cambridgeshire, CB7 4SY	£20,000+
<b>Lot 18</b>	46 Ridge Road, Sandyford, Stoke-on-Trent, ST6 5LP	£40,000+	<b>Lot 50</b>	9 Riversdale Court, Reading, Berkshire, RG1 3PY	£140,000+
<b>Lot 19</b>	7 Cotswold Close, Uxbridge, Middlesex, UB8 2NA	£275,000+	<b>Lot 51</b>	The Elms, Nicoll Road, Harlesden, NW10 9AA	£100,000+
<b>Lot 20</b>	15 Nichols Street, Desborough, Kettering, Northamptonshire, NN14 2QU	£80,000+	<b>Lot 52</b>	19 Asplins Road, Tottenham, N17 0NG	£365,000+
<b>Lot 21</b>	10(A) St. Johns Avenue, Harlesden, NW10 4EE	£225,000+	<b>Lot 53</b>	19 Bayham Road, Bristol, BS4 2DY	£250,000+
<b>Lot 22</b>	4 Gloucester Road, Gravesend, Kent, DA12 5JY	£150,000+	<b>Lot 54</b>	14 Montague Road, Tottenham, N15 4BD	£450,000+
<b>Lot 23</b>	6 The Mount, 214 Creighton Avenue, East Finchley, N2 9BH	£500,000+	<b>Lot 55</b>	85 College Avenue, Gillingham, Kent, ME7 5HX	£180,000+
<b>Lot 23A</b>	96 Carmel Court, Kings Drive, Wembley, Middlesex, HA9 9JG	£90,000+	<b>Lot 56</b>	28 Cardrew Close, North Finchley, N12 9LE	£110,000+
<b>Lot 24</b>	49 Thurlow Gardens, Ilford, Essex, IG6 2UU	£325,000+	<b>Lot 57</b>	49 Wykeham Street, Strood, Rochester, Kent, ME2 3AD	£120,000+
<b>Lot 25</b>	58 Chelmsford Road, Southgate, N14 5PU	£325,000+	<b>Lot 58</b>	147 Holmesdale Road, South Norwood, SE25 6JJ	£325,000+
<b>Lot 26</b>	21 Clarence Road, Tottenham, N15 5BB	£425,000+	<b>Lot 59</b>	164 High Street and Building, Fronting Bank Street, Tonbridge, Kent, TN9 1BB	£180,000+
<b>Lot 27</b>	24 Curtis Field Road, Streatham, SW16 2TE	£125,000+	<b>Lot 60</b>	Land Rear of 132 Station Road, Wood Green, N22 7SX	£1.6 Million+
<b>Lot 28</b>	30 Sterling Avenue, Edgware, Middlesex, HA8 8BP	£280,000+	<b>Lot 61</b>	254/258 Northdown Road, Margate, Kent, CT9 2PX	£460,000+
<b>Lot 29</b>	43(B) Kingsley Road, Walthamstow, E17 4AU	£180,000+	<b>Lot 62</b>	85 Victor Close, Hornchurch, Essex, RM12 4XU	£130,000+
<b>Lot 30</b>	282 Crawley Green Road, Luton, Bedfordshire, LU2 0SJ	£110,000+	<b>Lot 63</b>	2 Kennett Lane, Stanford, Ashford, Kent, TN25 6DG	Sold Prior
<b>Lot 31</b>	40 Fairlawn Park, Sydenham, SE26 5RY	£160,000+	<b>Lot 64</b>	8(A) Neville Walk, Carshalton, Surrey, SM5 1JG	£50,000+
<b>Lot 32</b>	8 Pleasant View, Erith, Kent, DA8 1AD	£350,000+			

## Order of Sale and Guide Prices

<b>Lot 65</b>	17 High Street, Westerham, Kent, TN16 1RA	£110,000+	<b>Lot 92</b>	Garage to the rear of 41 Highland Avenue, Loughton, Essex, IG10 3AH	£5,000+
<b>Lot 66</b>	1 Fullers Hill, Westerham, Kent, TN16 1AF	£90,000+	<b>Lot 93</b>	Garage and Land at Paceheath Close, Romford, Essex, RM5 3AZ	£20,000+
<b>Lot 67</b>	Flat J, 37, Du Cane Court, Balham High Road, Balham, SW17 7JU	£90,000+	<b>Lot 94</b>	Garage 18, Beechcroft, Galsworthy Road, Kingston Upon Thames, KT2 7BL	£20,000+
<b>Lot 68</b>	42 Lockeridge Road, Bere Alston, Yelverton, PL20 7AP	£85,000+	<b>Lot 95</b>	Garage and Land to the rear of 82 York Road, Chingford, E4 8LA	£10,000+
<b>Lot 69</b>	Flat 14 Holinger Court, Atlip Road, Wembley, Middlesex, HA0 4GF	£140,000+	<b>Lot 96</b>	Garage and Land to the rear of 67 York Road, Chingford, E4 8LA	£5,000+
<b>Lot 70</b>	Ground Floor Flat, 1 Green Pond Road, Walthamstow, E17 6EN	£165,000+	<b>Lot 97</b>	Garage to the rear of 84 Dagenham Road, Romford, Essex, RM7 0TJ	£8,000+
<b>Lot 71</b>	170(A) High Road, Seven Sisters, N15 4NS	£275,000+	<b>Lot 98</b>	Garage and Land to the rear of 44 Waverley Road, Harrow, Middlesex, HA2 9RD	£5,000+
<b>Lot 72</b>	170(B) High Road, Seven Sisters, N15 4NS	£275,000+	<b>Lot 99</b>	Garage to the rear of 131 Ramillies Road, Sidcup, Kent, DA15 9JD	£5,000+
<b>Lot 73</b>	5 Hawthorn Road, Edmonton, N18 1EY	£310,000+	<b>Lot 100</b>	Left Hand Garage, 14/24 St Michaels Close, Lambourn, Hungerford, Berkshire, RG17 8FB	£5,000+
<b>Lot 74</b>	99 Edmund Street, Kettering, Northampton, NN16 0HT	£90,000+	<b>Lot 101</b>	Garages 1, 2, 3, 5, 6, 7, 8, 10 & 11 at Pencwmdu, Cilmaengwyn, Pontardawe, Swansea, SA8 4QX	£10,000+
<b>Lot 75</b>	Flat 1, Connaught Court, 2-4 Connaught Street, Marble Arch, W2 2AJ	£110,000+	<b>Lot 102</b>	Land adjacent to 2 Martham Cottages, Cranberry, Cotes Heath, Stafford, ST21 6SQ	£5,000+
<b>Lot 76</b>	Flat 3, 312 Hither Green Lane, Hither Green, SE13 6TS	£135,000+	<b>Lot 103</b>	17/24 Glyn Court, 633 London Road, Worcester Park, Surrey, SM3 9DF	£1,000+
<b>Lot 77</b>	11A Herbert Grove, Southend-On-Sea, Essex SS1 2AT	£70,000+	<b>Lot 104</b>	10 Elmwood Avenue, Palmers Green, N13 4HG	£15,000+
<b>Lot 78</b>	38 Clifton Terrace, North Shields, NE33 4LD	£35,000+	<b>Lot 105</b>	139 Finborough Road, West Brompton, SW10 9AW	£140,000+
<b>Lot 79</b>	71 King Henrys Drive, New Addington, Croydon, CR0 0PD	£250,000+	<b>Lot 106</b>	23 Heathview Road, Thornton Heath, Surrey, CR7 7PN	£23,000+
<b>Lot 80</b>	14(F) Cemetery Road, Forest Gate, E7 9DG	£60,000+	<b>Lot 107</b>	178 Blackhorse Lane, Walthamstow, E17 6AD	£20,000+
<b>Lot 81</b>	Building to the rear of 17/19 High Street, Westerham, Kent, TN16 1RA	£10,000+	<b>Lot 108</b>	6 & 8 Concorde Close, Uxbridge, Middlesex, UB10 0AU	£10,000+
<b>Lot 82</b>	Land adjacent to 1 Arden Close, Reigate, Surrey, RH2 7QN	£40,000+	<b>Lot 109</b>	16(C) & 16(D) Milton Street, Brixham, Devon, TQ5 0BX	£6,000+
<b>Lot 83</b>	Land adjacent to 64 Ashfield Avenue, Bushey, Hertfordshire, WD23 4LN	£20,000+	<b>Lot 110</b>	63 & 63(A) Egerton Road, Blackpool, Lancashire, FY1 2NN	£9,000+
<b>Lot 84</b>	Two Garages and Land at Lane End, Bexleyheath, Kent, DA7 4LU	£20,000+	<b>Lot 111</b>	21/31 Ancient Meadows, Bottisham, Cambridgeshire, CB25 9AX	£21,000+
<b>Lot 85</b>	Land adjacent to 7 Lindum Place, St Albans, Hertfordshire, AL3 4JJ	£30,000+	<b>Lot 112</b>	30/32 Ancient Meadows, Bottisham, Cambridgeshire, CB25 9AX	£7,000+
<b>Lot 86</b>	Land Adjoining Hill View, Wellington Street, Whitstable, Kent, CT5 3DF	£35,000+			
<b>Lot 87</b>	Garage & Land adjacent to 2 Woodside Crescent, Smallfield, Horley, Surrey, RH6 9ND	£20,000+			
<b>Lot 88</b>	Land adjacent to 42 Ravensbourne Park Crescent, Catford, SE6 4YP	£40,000+			
<b>Lot 89</b>	Garage and Land adjacent to 1 Christy Avenue, Chelmsford, Essex, CM1 2BG	£20,000+			
<b>Lot 90</b>	Land and Workshop Unit, Rear of 10 Taunton Avenue, Luton, Bedfordshire, LU2 0LL	£20,000+			
<b>Lot 91</b>	Two Garages to the rear of 31 Whitehall Road, Grays, Essex, RM17 5NX	£5,000+			

# LOT 1

Six Week Completion  
or Earlier

## 10 Tudor Court North Wembley, Middlesex, HA9 6SG

London Borough of Brent

Situated off Grand Avenue, in a popular residential area close to local shopping/travelling facilities including Wembley Stadium, Wembley Central Rail Station and Wembley Park Underground Station.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom (without fittings)
- Separate WC

### Ground Floor

- Entrance Hall
- Through Reception Room
- Kitchen

### Off-Street Parking on Front

### Garden at Rear

**Note:** There may be potential for a loft conversion subject to the necessary planning consents being obtained.

# LOT 2

By Order of  
Mountview Estates Plc

## 56 Turney Road West Dulwich, SE21 8LU

London Borough of Lambeth

Situated off Croxted Road in a popular residential area close to Dulwich Village and local shopping/travelling facilities including West Dulwich Rail Station.

A **Self-Contained Ground Floor Purpose Built Flat** requiring modernisation comprising:

- Entrance Hall
- Living Room
- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Kitchen
- Bathroom
- Separate WC

### Front Garden

### Garden at Rear

### External WC

Leasehold for a term of 999 years from 8th June 2016 with a peppercorn ground rent.

**Vacant Possession** upon completion

## Freehold House Vacant Possession



**Vacant Possession** upon completion

**Inspection:** By arrangement with the Auctioneers

**EPC Rating:** E

## Long Leasehold Flat Vacant Possession



**EPC Rating:** TBC

**Inspection:** By arrangement with the Auctioneers

# LOT 3

Six Week Completion  
or Earlier

## 26 Melrose Avenue Norbury, SW16 4QU

London Borough of Croydon

Situated off London Road in a popular residential area close to local shopping/travelling facilities including Norbury and Thornton Heath Rail stations.

A **Semi-Detached House** requiring modernisation with spacious accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bedroom (Four)
- Bathroom
- Separate WC

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen
- Utility Room
- Conservatory

## Freehold House Vacant Possession



**Off-Street Parking on Front**

**Garden at Rear**

**Note:** There maybe potential for a loft conversion subject to the necessary planning consent being obtained.

**Vacant Possession** upon completion

**EPC Rating:** TBC

**Inspection:** By arrangement with the Auctioneers

# LOT 4

Six Week Completion  
or Earlier

## 14 Commonwealth Way Abbey Wood, SE2 0JZ

Royal Borough of Greenwich

Situated off Federation Road, close to local shopping/travelling facilities including Abbey Wood Rail Station.

An **End of Terrace House** requiring modernisation with **Garage** and accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

### Ground Floor

- Entrance Hall
- Front Living Room
- Rear Living Room
- Kitchen

**Front Garden with Off-Street Parking**

**Garden at Rear**

**Vacant Possession** upon completion

## Freehold House Vacant Possession



**EPC Rating:** E

**Inspection:** By arrangement with the Auctioneers

# LOT 5

Six Week Completion  
or Earlier

## 46 Pembroke Road Seven Kings, Ilford, Essex, IG3 8PH

London Borough of Redbridge

Situated off the High Road in a popular residential area close to Seven Kings Rail Station and Ilford Town Centre.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Shower Room/WC

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen
- Conservatory
- WC

Front Garden

Garden at Rear

## Freehold House Vacant Possession



**Note:** The property may have potential for a loft conversion subject to the necessary planning consents being obtained.

**Vacant Possession** upon completion

**EPC Rating:** D

**Inspection:** By arrangement with the Auctioneers

# LOT 6

## 26 Sunninghill Road Lewisham, SE13 7SS

London Borough of Lewisham

Situated off Loampit Hill in a popular residential area close to local shopping/travelling facilities including Lewisham and St Johns Train Stations. Greenwich Park is also nearby.

A **Terrace House** requiring modernisation with spacious accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Shower Room
- Separate WC

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Dining Room
- Utility Room
- Kitchen
- WC

Front Garden

Garden at Rear

## Freehold House Vacant Possession



**Vacant Possession** upon completion

**Inspection:** By arrangement with the Auctioneers

**EPC Rating:** D



# LOT 7

Six Week Completion  
or Earlier

## 46 Birchwood Avenue Wallington, Surrey, SM6 7EN London Borough of Sutton

Situated in a cul de sac in a popular residential area close to local shopping/travelling facilities including Wallington Rail Station. Beddington Park is also nearby.

A **Semi-Detached House** requiring modernisation with **Garage** and accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom
- Separate WC

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen

**Front Garden with Driveway**  
**Garden at Rear**

**Garage**

## Freehold House Vacant Possession



**Vacant Possession** upon completion

**Inspection:** By arrangement with the Auctioneers

**EPC Rating:** F

# LOT 8

## 17 Jersey Road Leytonstone, E11 4BL London Borough of Waltham Forest

Situated between Albert Road and Newport Road in this popular residential area close to local shopping/travelling facilities including High Road Leyton, Leytonstone Tube Station (Central Line) and Leyton Midland Road Overground Station.

A **Mainly Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen

**Front Garden**

**Garden at Rear**

**Off-Street Parking**

**Garage**

## Freehold House Vacant Possession



**Note:** The property may have potential for further development subject to the necessary planning consents being obtained.

**Vacant Possession** upon completion

**EPC Rating:** F

**Inspection:** By arrangement with the Auctioneers

# LOT 9

Six Week Completion  
or Earlier

## 61 Milton Road Gillingham, Kent, ME7 5LP

Medway Council

Situated off Rainham Road, close to local shopping/travelling facilities available in Gillingham Town Centre and Gillingham Train Station. Gillingham Golf Club is also nearby.

A **Terrace House** requiring complete modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen
- Bathroom
- WC

**Front Garden**      **Garden at Rear**

**Vacant Possession** upon completion

## Freehold House Vacant Possession



EPC Rating: F

Inspection: By arrangement with the Auctioneers

# LOT 10

## 28 Salisbury Road Chingford, E4 6TA

London Borough of Waltham Forest

Situated off Old Church Road in a popular residential area, close to Chingford Mount Road and local shopping/travelling facilities including Highams Park Overground Station.

A **Terrace House** requiring modernisation arranged on **Two Floors** with accommodation comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

### Ground Floor

- Entrance Hall
- Through Reception Room
- Kitchen

**Front Garden**      **Garden at Rear**

**Vacant Possession** upon completion

## Freehold House Vacant Possession



EPC Rating: TBC

Inspection: By arrangement with the Auctioneers

# LOT 11

Six Week Completion  
or Earlier

## 30 Clovelly Close Ickenham, Uxbridge, Middlesex, UB10 8PT

London Borough of Hillingdon

Situated in a cul de sac off Clovelly Avenue in a popular residential area close to local shopping/travelling facilities including Ickenham and West Ruislip Stations and local sought after schools.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen

**Off-Street Parking**    **Lock-Up Garage**

## Freehold House Vacant Possession



**Front Garden**

**Garden at Rear**

**EPC Rating: D**

**Vacant Possession** upon completion

**Inspection:** By arrangement with the Auctioneers

# LOT 12

## 86 Taylors Road Stretford, Manchester, M32 0JP

Trafford Metropolitan Borough Council

Situated out of Nansen Street, close to local shopping/travelling facilities including Trafford Park Train Station and the amenities available in Manchester City Centre. Gorse Hill Park is also nearby.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Three Rooms
- Bathroom/WC

### Ground Floor

- Entrance Hall
- Through Reception Room
- Kitchen

**Front Garden**    **Garden at Rear**

Long Leasehold for a term of 999 years from 21st October 1905 at a ground rent of £15.12 per annum.

## Virtual Freehold House Vacant Possession



**Vacant Possession** upon completion

**Inspection:** By arrangement with the Auctioneers

**EPC Rating: G**

# LOT 13

Six Week Completion  
or Earlier

## 12 Dalmeny Avenue Norbury, SW16 4RT

London Borough of Croydon

Situated off Dunbar Avenue in a popular residential area close to London Road and local shopping/travelling facilities including Norbury Train Station.

A **Terrace House** requiring modernisation with spacious accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen

**Front Garden**      **Garden at Rear**

**Vacant Possession** upon completion

# LOT 14

Six Week Completion  
or Earlier

## 122 Boundary Road Plaistow, E13 9QG

London Borough of Newham

Situated off Barking Road in a popular residential area close to local shopping/travelling facilities including Upton Park Tube Station. Central Park is also nearby.

A **Terrace House** requiring modernisation with accommodation on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)

### Ground Floor

- Front Reception Room
- Rear Reception Room
- Kitchen
- Bathroom
- Separate WC

**Garden at Rear**

**Vacant Possession** upon completion

## Freehold House Vacant Possession



EPC Rating: E

Inspection: By arrangement with the Auctioneers

## Freehold House Vacant Possession



EPC Rating: G

Inspection: By arrangement with the Auctioneers

# LOT 15

Six Week Completion  
or Earlier

## 2 Portland Road Hayes, Middlesex, UB4 8LG

London Borough of Hillingdon

Situated off Bury Avenue in a popular residential area close to Hayes Park and local shopping/travelling facilities.

An **End of Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

### Ground Floor

- Entrance Hall
- Through Reception Room
- Kitchen

**Front Garden**      **Garden at Rear**

**Vacant Possession** upon completion

**EPC Rating: D**

**Inspection:** By arrangement with the Auctioneers

## Freehold House Vacant Possession



# LOT 16

Six Week Completion  
or Earlier

## 8 Tyfield Close Cheshunt, Hertfordshire, EN8 8QP

Borough of Broxbourne

Situated in a cul de sac off Elgin Road, close to local shopping/travelling facilities including Cheshunt Overground Station.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom
- WC

### Ground Floor

- Entrance Hall
- Through Reception Room
- Kitchen

**Front Garden with Off-Street Parking**

**Garden at Rear**

## Freehold House Vacant Possession



**Vacant Possession** upon completion

**EPC Rating: D**

**Inspection:** By arrangement with the Auctioneers

# LOT 17

## 177 Winterbourne Road Thornton Heath, Surrey, CR7 7QZ

London Borough of Croydon

Situated off London Road in a popular residential area close to local shopping/travelling facilities available on High Street and including Thornton Heath Train Station. Grangewood Park is also nearby.

An **End of Terrace House** arranged as **Two Self-Contained Flats** requiring modernisation with accommodation comprising:

- | First Floor      | Ground Floor     |
|------------------|------------------|
| • Entrance Hall  | • Entrance Hall  |
| • Reception Room | • Reception Room |
| • Bedroom (One)  | • Bedroom (One)  |
| • Bedroom (Two)  | • Bedroom (Two)  |
| • Kitchen        | • Kitchen        |
| • Shower/WC      | • Shower/WC      |

**Own Section of Rear Garden for each Flat**

**Front Garden**

**EPC Rating: TBC**

## Freehold House Arranged as Two Self-Contained Flats



**Vacant Possession** upon completion

**Inspection:** By arrangement with the Auctioneers

# LOT 18

## 46 Ridge Road Sandyford, Stoke-on-Trent, ST6 5LP

Stoke-on-Trent City Council

Situated off Wignall Road, close to the High Street and local shopping/travelling facilities including Kidsgrove Train Station.

An **End of Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

- | First Floor       |
|-------------------|
| • Bedroom (One)   |
| • Bedroom (Two)   |
| • Bedroom (Three) |

- | Ground Floor  |
|---------------|
| • Living Room |
| • Kitchen     |
| • Bathroom/WC |

**Front Garden**      **Garden at Rear**

**Vacant Possession** upon completion

**EPC Rating: C**

**Inspection:** By arrangement with the Auctioneers

## Freehold House Vacant Possession



# LOT 19

Six Week Completion  
or Earlier

## 7 Cotswold Close Uxbridge, Middlesex, UB8 2NA

London Borough of Hillingdon

Situated in a cul de sac off Cowley Road, within easy reach of local shops, schools and Uxbridge Town Centre with its multiple shopping facilities, restaurants, bars and the Metropolitan/Piccadilly Line Station.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom
- Separate WC

### Ground Floor

- Entrance Hall
- Front Living Room
- Rear Living Room
- Kitchen

**Off-Street Parking Front**



**Garden at Rear**    **Derelict Garage**

**Vacant Possession** upon completion

**EPC Rating: E**

**Inspection:** By arrangement with the Auctioneers

# LOT 20

Six Week Completion  
or Earlier

## 15 Nichols Street Desborough, Kettering, Northamptonshire, NN14 2QU

North Northamptonshire Council

Situated off Gladstone Street, Close to local shopping/travelling facilities. The centre of Kettering provides further amenities.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

### Ground Floor

- Entrance Hall
- Living Room
- Dining Room
- Kitchen

**Front Garden**    **Garden at Rear**

**Vacant Possession** upon completion



**EPC Rating: E**

**Inspection:** By arrangement with the Auctioneers

# LOT 21

## 10(A) St. Johns Avenue Harlesden, NW10 4EE

London Borough of Brent

Situated off Crown Hill Road close to local shopping/travelling facilities including Harlesden and Willesden Junction Rail and Tube Stations.

A **Self-Contained Ground Floor Garden Flat** comprising:

- Living Room
- Bedroom
- Kitchen
- Bathroom/WC

**Sole use of Garden at Rear**

Let on a Regulated Tenancy at £145 per week (effective from 6th March 2020).

Leasehold for a term of 125 years from 15th July 2021 at a ground rent of £250 per annum rising.

**Producing £7,540 per annum**

**EPC Rating: E**

**Inspection:** By arrangement with the Auctioneers

## Leasehold Flat Investment



# LOT 22

## 4 Gloucester Road Gravesend, Kent, DA12 5JY

Craven District Council

Situated off Ash Road, close to Mid Kent Golf Club and local shopping/travelling facilities including Gravesend Train Station.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

**First Floor**

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)

**Ground Floor**

- Entrance Hall
- Living Room
- Kitchen
- Bathroom
- Separate WC

**Front Garden with Off-Street Parking**

**Garden at Rear**

**Note:** There may be potential to extend to the side and into the loft space subject to the necessary planning consents being obtained.

## Freehold House Vacant Possession



**Vacant Possession** upon completion

**Inspection:** By arrangement with the Auctioneers

**EPC Rating: G**



# LOT 23

By Order of Executors

## 6 The Mount 214 Creighton Avenue, East Finchley, N2 9BH

London Borough of Barnet

Situated off the High Road in a popular residential area close to the local shopping/travelling facilities of East Finchley and Fortis Green including East Finchley Tube Station (Northern Line).

A **Self-Contained Purpose Built Maisonette** with spacious accommodation comprising:

### Ground Floor

- Entrance Hall
- Cloakroom/WC
- Reception Room
- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Kitchen
- Shower Room/WC
- Balcony

### Lower Floor

**Full Height Spacious Basement** leading to **Double Garage** which may have development potential subject to necessary consents with Water, Electricity and Remote Controlled Up and Over Door.

Gas-fired central heating (system not tested)

### Communal Garden at Rear

Leasehold for a term of 146 years from 11th January 2005 at a ground rent of £23.10 per annum.

**Vacant Possession** upon completion

**EPC Rating:** TBC

## Leasehold Maisonette and Garage Vacant Possession



**Inspection:** By arrangement with the Auctioneers

# LOT 23A

## 96 Carmel Court Kings Drive, Wembley, Middlesex, HA9 9JG

London Borough of Brent

Situated off Forty Lane close to Fryent Country Park and local shopping/travelling facilities including Wembley Park Tube Station (Jubilee and Metropolitan Lines).

A **Self-Contained Ground Floor Flat** in a **Purpose Built Block** with accommodation comprising:

- Reception Room
- Kitchen
- Bedroom
- Bathroom/WC

## Leasehold Flat Vacant Possession



Leasehold from 5th July 1982 to 20th September 2100 at a ground rent of £35 per annum rising to £240.

**EPC Rating:** D

**Inspection:** By arrangement with the Auctioneers

**Vacant Possession** upon completion

# LOT 24

Six Week Completion  
or Earlier

## 49 Thurlow Gardens Ilford, Essex, IG6 2UU

London Borough of Redbridge

Situated in a cul de sac off New North Road, in a popular residential area close to local shopping/travelling facilities including Hainault Tube Station (Central Line).

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** with **Garage** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Shower Room/WC

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen

**Garage**                      **Garden at Rear**

**Front Garden with Off-Street Parking**

**Vacant Possession** upon completion

## Freehold House Vacant Possession



EPC Rating: F

Inspection: By arrangement with the Auctioneers

# LOT 25

## 58 Chelmsford Road Southgate, N14 5PU

London Borough of Enfield

Situated off Chase Side in the heart of Southgate close to a wide range of shopping/travelling facilities including Southgate Tube Station (Piccadilly Line).

An **End of Terrace House** requiring modernisation with accommodation comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)

### Ground Floor

- Entrance Porch
- Reception Room
- Kitchen
- Bathroom/WC

**Front Garden**                      **Garden at Rear**

**Vacant Possession** upon completion

**EPC Rating: E**

**Inspection:** By arrangement with the Auctioneers

## Freehold House Vacant Possession



# LOT 26

Six Week Completion  
or Earlier

**21 Clarence Road**  
**Tottenham, N15 5BB**  
London Borough of Haringey

Situated off Clinton Road close to West Green Road and local shopping/travelling facilities including Seven Sisters Tube and Rail Stations.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

#### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

#### Ground Floor

- Entrance Hall
- Front Living Room
- Rear Living Room
- Kitchen

#### Front Garden

#### Garden at Rear

**Vacant Possession** upon completion

## Freehold House Vacant Possession



**EPC Rating:** F

**Inspection:** By arrangement with the Auctioneers

# LOT 27

**24 Curtis Field Road**  
**Streatham, SW16 2TE**  
London Borough of Lambeth

Situated off Valley Road close to local shopping/travelling facilities including Streatham and Streatham Hill Rail Stations.

A **Self-Contained Ground Floor Flat** requiring modernisation comprising:

- Entrance Hall
- Living Room
- Bedroom
- Kitchen
- Bathroom/WC

#### Garden at Rear with Allocated Parking Space

Leasehold for a term of 125 years from 24th March 2009 at a ground rent of £100 per annum rising.

**Vacant Possession** upon completion

**EPC Rating:** D

**Inspection:** By arrangement with the Auctioneers

## Leasehold Flat Vacant Possession



# LOT 28

In Same Ownership for  
Approximately 34 Years

## Leasehold Maisonette Vacant Possession

### 30 Sterling Avenue Edgware, Middlesex, HA8 8BP

London Borough of Barnet

Situated in a cul-de-sac off Green Lane in a popular residential area close to local shopping/travelling facilities including Edgware and Stanmore Tube Stations.

A **Self-Contained Ground Floor Purpose Built Maisonette** requiring modernisation comprising:

- Entrance Hall
- Living Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Bathroom
- Separate WC

Gas-fired central heating (system not tested)

#### Communal Garden

Leasehold for a term of 999 years from 25th March 1981 at a ground rent of £18.90 per annum.

**Vacant Possession** upon completion



**EPC Rating:** C

**Inspection:** By arrangement with the Joint Auctioneers

**Joint Auctioneers:**  
Messrs. Becker & Co  
020 8906 1115



# LOT 29

### 43(B) Kingsley Road Walthamstow, E17 4AU

London Borough of Waltham Forest

Situated in a cul de sac off Forest Road in a popular residential area close to Epping Forest and local shopping/travelling facilities.

A **Self-Contained First Floor Flat** requiring modernisation with accommodation comprising:

- Three Rooms
- Kitchen
- Bathroom/WC

Leasehold for a term of 99 years from 25th December 1984.

**Vacant Possession** upon completion

**EPC Rating:** E

**Inspection:** By arrangement with the Auctioneers

## Leasehold Flat Vacant Possession



# LOT 30

Six Week Completion  
or Earlier

**282 Crawley Green Road  
Luton, Bedfordshire, LU2 0SJ**  
Luton Borough Council

Situated near to the junction with Eaton Valley Road, close to local shopping/travelling facilities available in Luton Town Centre including Luton Train Station.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

#### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

#### Ground Floor

- Entrance Hall
- Through Reception Room
- Kitchen/Diner
- Study

**Off-Street Parking on Front**

**Garden at Rear**

## Freehold House Vacant Possession



**Vacant Possession** upon completion

**Inspection:** By arrangement with the Auctioneers

**EPC Rating:** TBC

# LOT 31

**40 Fairlawn Park  
Sydenham, SE26 5RY**  
London Borough of Lewisham

Situated off Sydenham Road close to local shopping/travelling Facilities including Sydenham and Lower Sydenham Rail Stations.

A **Self-Contained Ground Floor Flat** requiring modernisation in a **Purpose Built Block** comprising:

- Entrance Hall
- Living Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Bathroom/WC

#### Lock-Up Garage

Leasehold for a term of 189 years less 10 days from 29th September 1964 at a peppercorn ground rent.

**Vacant Possession** upon completion

## Leasehold Flat and Lock-Up Garage



**EPC Rating:** F

**Inspection:** By arrangement with the Auctioneers

**8 Pleasant View**  
**Erith, Kent, DA8 1AD**

London Borough of Bexley

Situated in a cul de sac off West Street, close to local shopping/travelling facilities including Erith Train Station.

A **Double Fronted Detached House** requiring modernisation with spacious accommodation arranged on **Two Floors** comprising:

**First Floor**

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bedroom (Four) En-suite Shower Room/WC
- Bedroom (Five)
- Bathroom

**Ground Floor**

- Entrance Hall
- Through Reception Room
- Dining Room
- Kitchen/Breakfast Room
- Garden Room
- Workshop
- Store Room
- WC

**Front Garden with Off-Street Parking**

**Garden at Rear**

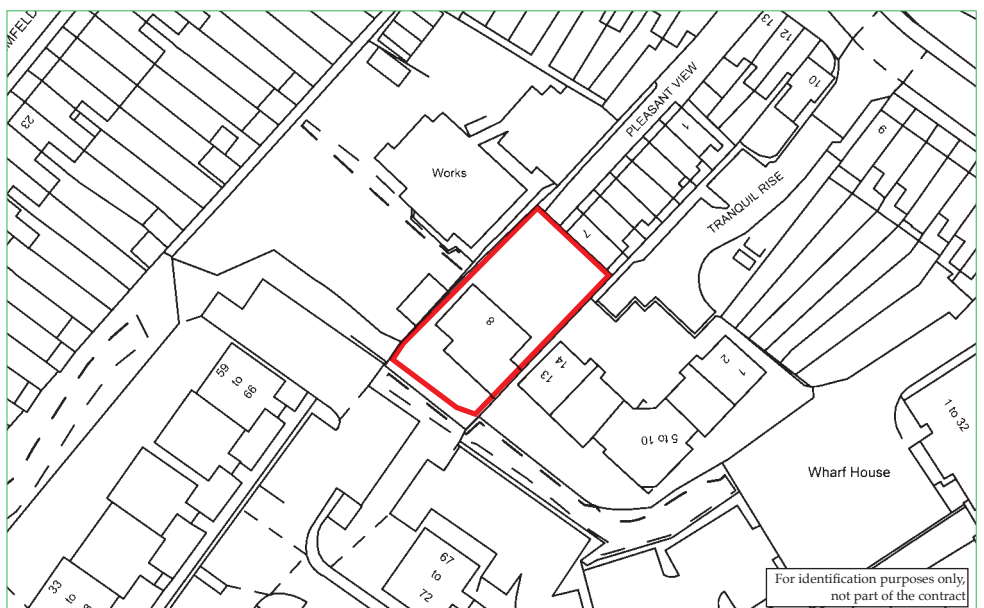
**Note 1:** A planning application has been submitted to the local authority for conversion of the property into Five Self-Contained Flats. A copy of the proposed plans are available for inspection.

**Note 2:** There may be potential to create additional dwellings on the site subject to obtaining the necessary planning consents.

**Vacant Possession** upon completion

**EPC Rating: F**

**Inspection:** By arrangement with the Auctioneers



# LOT 33

Six Week Completion  
or Earlier

**120 Orange Hill Road**  
**Edgware, Middlesex, HA8 0TT**  
London Borough of Barnet

Situated off Deansbrook Road, close to local shopping/travelling facilities including Edgware and Burnt Oak Tube Stations.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

**First Floor**

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

**Ground Floor**

- Entrance Hall
- Living Room
- Kitchen

**Front Garden**      **Garden at Rear**

**Vacant Possession** upon completion

**EPC Rating: D**

**Inspection:** By arrangement with the Auctioneers

## Freehold House Vacant Possession



# LOT 34

Six Week Completion  
or Earlier

**26 Amherst Close**  
**Orpington, Kent, BR5 2HH**  
London Borough of Bromley

Situated off Amherst Drive, close to local shopping/travelling facilities including St Mary Cray and Orpington Train Stations.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

**First Floor**

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Shower Room
- Separate WC

**Ground Floor**

- Entrance Hall
- Living Room
- Kitchen

**Garden at Rear**

**Vacant Possession** upon completion

## Freehold House Vacant Possession



**EPC Rating: F**

**Inspection:** By arrangement with the Auctioneers

# LOT 35

By Order of a Charity

## Leasehold Maisonette Vacant Possession

**62 Willow Tree Lane  
Hayes, Middlesex, UB4 9BD**  
London Borough of Hillingdon

Situated off Yeading Lane, close to local shopping/travelling facilities including Southall Rail Station.

A **Self-Contained Ground Floor Purpose Built Maisonette** requiring modernisation comprising:

- Entrance Hall
- Living Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Bathroom/WC

### Own Section of Rear Garden

Gas-fired central heating (system not tested)

Leasehold for a term of 125 years from 24th June 2021 at a ground rent of £200 per annum rising.

**Vacant Possession** upon completion



**EPC Rating: C**

**Inspection:** By arrangement with the Auctioneers

# LOT 36

**12 Park Hill Court  
Addiscombe Road, Croydon,  
CR0 5PJ**

London Borough of Croydon

Situated near to the junction with Park Hill Rise, close to the shopping/travelling facilities in Croydon Town Centre including East Croydon Train Station.

A **Self-Contained Ground Floor Flat** in a **Purpose Built Block** comprising:

- Entrance Hall
- Living Room
- Bedroom
- Kitchen
- Bathroom/WC

Leasehold. A new 125 years lease is to be granted from completion at a ground rent of £200 per annum rising.

**Vacant Possession** upon completion

**EPC Rating: D**

**Inspection:** By arrangement with the Auctioneers

## Leasehold Flat Vacant Possession





# LOT 37

Six Week Completion

## 39 Kirby Road Basildon, Essex, SS14 1RX

Basildon Borough Council

Situated off Timberlog Lane, close to local shopping/travelling facilities including Basildon Train Station. Northlands Park is also nearby.

A **Terrace House** with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

### Ground Floor

- Entrance Hall
- Living Room
- Kitchen/Diner
- Conservatory

**Front Garden**      **Garden at Rear**

**Vacant Possession** upon completion

**EPC Rating: F**

**Inspection:** By arrangement with the Auctioneers

## Freehold House Vacant Possession



# LOT 38

## 52 Parker Road Winton, Bournemouth, BH9 1AY

Bournemouth, Christchurch and Poole Council

Situated off Trafalgar Road, close to local shopping/travelling facilities available in Bournemouth Town Centre and Bournemouth Train Station.

A **Fire Damaged Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC
- Shower Room

### Ground Floor

- Entrance Hall
- Living Room
- Dining Room
- Kitchen

**Garden**

## Freehold Fire Damaged House Vacant Possession



**Vacant Possession** upon completion

**Inspection:** By arrangement with the Auctioneers

# LOT 39

## 143 The Crescent, Slough Berkshire, SL1 2LF

Slough Borough Council

Situated off Chalvey Road East close to local shopping/travelling facilities available on High Street including Slough Train Station. Upton Hospital and Upton Court Park are also nearby.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen
- WC

**Front Garden**      **Garden at Rear**

**Note:** There may be potential for a rear extension and loft conversion subject to the necessary planning consents being obtained.

**Vacant Possession** upon completion

## Freehold House Vacant Possession



**EPC Rating:** F

**Inspection:** By arrangement with the Auctioneers

# LOT 40

## 5 Oakfield Lane Crayford, Dartford, Kent, DA1 2SN

Dartford Borough Council

Situated off Hawley Road, close to local shopping/travelling facilities available in Dartford Town Centre including Dartford Train Station.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bedroom (Four)

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen
- Bathroom/WC

## Freehold House and Garage Vacant Possession



**Front Garden**

**Vacant Possession** upon completion

**Rear Garage**      **Off-Street Parking Space**

**EPC Rating:** E

**Note:** There may be potential for a loft conversion subject to the necessary planning consents being obtained.

**Inspection:** By arrangement with the Auctioneers

# LOT 41

**61 Parkdale Road  
Plumstead, SE18 1RT**  
Royal Borough of Greenwich

Situated off Brewery Road, close to Winns Common and Plumstead High Street with shopping/travelling facilities including Plumstead Rail Station.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

**First Floor**

- Bedroom (One)
- Bedroom (Two)

**Ground Floor**

- Living Room
- Kitchen
- Bathroom
- Separate WC

**Front Garden**

**Garden at Rear**

**Vacant Possession** upon completion

## Freehold House Vacant Possession



**EPC Rating: G**

**Inspection:** By arrangement with the Auctioneers

# LOT 42

**Flat 28 Risingholme Court  
High Street, Heathfield,  
East Sussex, TN21 8GB**  
Wealdon District Council

Situated close to local shopping/travelling facilities available on the High Street.

A **Self-Contained First Floor Retirement Flat** comprising:

- Living Room
- Bedroom
- Kitchen
- Bathroom/WC

Leasehold for a term of 125 years from 1st June 2007 at a ground rent of £435 per annum.

**Note:** Please refer to the lease available in the legal pack in relation to age restriction on occupancy.

**Vacant Possession** upon completion

**EPC Rating: B**

**Inspection:** By arrangement with the Auctioneers

## Leasehold Retirement Flat Vacant Possession



# LOT 43

## 150 St Marys Road Ilford, Essex, IG1 1QY

London Borough of Redbridge

Situated at the corner of Buckingham Road, close to Ilford Town Centre and local shopping/travelling facilities including Ilford and Seven Kings Rail Stations.

An **End of Terrace Ground Floor Commercial Space** of approximately **819 sq ft.**

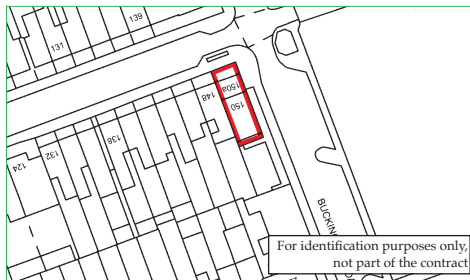
**Note 1:** A permitted development application is being submitted for the conversion of the Ground Floor into Two Self-Contained Flats. Copies of the proposed plans are available for inspection.

**Note 2:** The property benefits from parking and a side entrance.

**Note 3:** The Auctioneers have not measured the property and the size quoted has been provided by the vendor.

The Upper part is subject to a lease for a term of 189 years from and including 19th July 2007 at a peppercorn ground rent.

## Freehold Ground Floor Premises Vacant Possession



**Vacant Possession** of the Ground Floor Premises and subject to the lease in respect of the Upper Part.

**Inspection:** By arrangement with the Auctioneers

# LOT 44

By Order of the Executors

## 56 Gilbert Close Shooters Hill, SE18 4PT

Royal Borough of Greenwich

Situated in a cul de sac off Shooters Hill Road, opposite Woolwich Common and close to local shopping/travelling facilities.

A **Self-Contained Flat** on the **First Floor** in a **Purpose Built Block** with accommodation comprising:

- Entrance Hall
- Reception Room
- Bedroom (One) En-suite Shower/WC
- Bedroom (Two)
- Kitchen
- Bathroom/WC

Gas-fired central heating (system not tested)

Leasehold for a term of 189 years from 24th December 1999.

**Vacant Possession** upon completion

**EPC Rating: C**

**Inspection:** By arrangement with the Auctioneers

## Leasehold Flat Vacant Possession



# LOT 45

## 18 Morden Hall Road Morden, Surrey, SM4 5JF

London Borough of Merton

Located on Morden Hall Road in a popular area close to the local shopping/travelling facilities of Morden Town Centre including Morden Underground Station (Northern Line). Morden Hall Park and Wimbledon Town Centre is also nearby.

A **Self-Contained Ground Floor Flat** comprising:

- Entrance Hall
- Kitchen
- Reception Room
- Bedroom
- Bathroom/WC

Leasehold for a term of 99 years (less 10 days) from 24th June 1933 at a ground rent of £100 per annum.

Let on a Assured Shorthold Tenancy Agreement dated 3rd June 2021 at £925 per calendar month for a term of 12 months.

**Producing: £11,100 Per Annum**

## Leasehold Investment Flat



**EPC Rating: D**

**Inspection:** By arrangement with the Auctioneers

# LOT 46

## 29 Hartland Drive Ruislip, Middlesex, HA4 0TQ

London Borough of Hillingdon

Situated off Torcross Road in a popular residential area close to local shopping/traveling facilities including Ruislip Gardens Tube Station and South Ruislip Rail Station.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** with accommodation comprising:

**First Floor**

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

**Ground Floor**

- Reception Room
- Kitchen/Diner

**Front Garden**

**Garden at Rear**

**Note:** There may be potential for a loft conversion subject to the necessary planning consents being obtained.

## Freehold House Vacant Possession



**Vacant Possession** upon completion

**Inspection:** By arrangement with the Auctioneers

**EPC Rating: D**

# LOT 47

Six Week Completion  
or Earlier

**50 Chasewater Avenue  
Baffins, Portsmouth, PO3 6JD**  
Portsmouth City Council

Situated off Tangier Road, close to local shopping/travelling facilities including Fratton Rail Station. Milton Common is also nearby.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

#### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

#### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen

**Front Garden**      **Garden at Rear**

**Vacant Possession** upon completion

## Freehold House Vacant Possession



EPC Rating: E

Inspection: By arrangement with the Auctioneers

# LOT 48

Six Week Completion  
or Earlier

**23 Broxton Avenue  
Bolton, BL3 3TG**  
Bolton Metropolitan Borough Council

Situated off Bert Street, close to local shopping/travelling facilities available in Bolton Town Centre including Bolton Train Station.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

#### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

#### Ground Floor

- Entrance Hall
- Living Room
- Dining Room
- Kitchen

**Front Garden with Off-Street Parking**

**Garden at Rear**

**Vacant Possession** upon completion

## Freehold House Vacant Possession



EPC Rating: F

Inspection: By arrangement with the Auctioneers

# LOT 49

**53 Mildenhall Road  
Littleport, Ely, Cambridgeshire,  
CB7 4SY**

East Cambridgeshire District Council

Littleport is a large village approximately 6 miles north of the Cathedral City of Ely. Shopping/travelling facilities can be found nearby including Littleport Train Station.

A **Derelict Semi-Detached Bungalow** requiring complete modernisation comprising:

- Three Rooms
- Kitchen (without fittings)
- Bathroom/WC (without fittings)

**Front Garden**      **Garden at Rear**

**Vacant Possession** upon completion

**Inspection:** By arrangement with the Auctioneers

**EPC Rating:** TBC

## Freehold Bungalow Vacant Possession



# LOT 50

Six Week Completion  
or Earlier

**9 Riversdale Court  
Reading, Berkshire, RG1 3PY**

Reading Borough Council

Situated off Liverpool Road, close to the shopping/travelling facilities available in Reading Town Centre including Reading Train Station which provides regular and direct services into London Paddington.

An **End of Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

**First Floor**

- Two Rooms

**Ground Floor**

- Reception Room
- Kitchen
- Bathroom/WC

**Private Garden and Parking Space**

**EPC Rating:** D

**Vacant Possession** upon completion

**Inspection:** By arrangement with the Auctioneers

## Freehold House Vacant Possession



# LOT 51

## The Elms Nicoll Road, Harlesden, NW10 9AA

London Borough of Brent

Situated on the corner of Nicoll Road and Acton Lane, close to the High Street and local shopping/travelling facilities including Willesden Junction Overground Station.

### A Long Leasehold Roof Space

**Planning Consent** has been granted by London Borough of Brent on 25th February 2020 for the creation of **Three Self-Contained Flats**, involving the construction of a **4th Floor Level** with **Terraces** and **Balustrades** above. (**Planning Ref: 19/3409**)

Copies of the Planning consent and plans are available for inspection.

A new 999 year lease is to be granted at a peppercorn ground rent.

**Note 1:** The property is sold with freeholders consent for the development.

**Note 2:** There may be potential to enhance the planning as current planning is currently for part of the roof.

**Note 3:** There is access to the roof from an internal loft hatch off the common areas.

## Virtual Freehold Roof Space with Planning Consent for Three New Build Flats



Vacant Possession



Inspection: By arrangement with the Auctioneers

# LOT 52

## 19 Asplins Road Tottenham, N17 0NG

London Borough of Haringey

Situated off St Paul's Road in a popular residential area close to local shopping/travelling facilities of Tottenham High Road, Northumberland Park Train Station and White Hart Lane Overground Station. Tottenham Hotspur Football Club is also nearby

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom
- Separate WC

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen/Diner
- External WC

## Freehold House Vacant Possession



Front Garden

Garden at Rear

EPC Rating: D

Vacant Possession upon completion

Inspection: By arrangement with the Auctioneers



# LOT 53

Six Week Completion  
or Earlier

## 19 Bayham Road Bristol, BS4 2DY

Bristol City Council

Situated near to the junction with Crowndale Road in this popular residential area close to Bristol City Centre and Bristol Temple Meads Train Station. Victoria Park is also nearby.

A **Semi-Detached House** requiring modernisation with accommodation comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

### Ground Floor

- Entrance Hall
- Front Living Room
- Rear Living Room
- Kitchen

**Front Garden**      **Garden at Rear**

**Vacant Possession** upon completion

**Note:** There may be potential for a loft conversion subject to the necessary planning consent being obtained.

## Freehold House Vacant Possession



EPC Rating: F

Inspection: By arrangement with the Auctioneers

# LOT 54

In Same Ownership for  
Over 25 Years

## 14 Montague Road Tottenham, N15 4BD

London Borough of Haringey

Situated off Antill Road close to local shopping/travelling facilities including Tottenham Hale and Seven Sisters Tube and Rail Stations.

A **Terrace House** with accommodation arranged on **Three Floors** comprising:

### Top Floor

- Loft Room

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

### Ground Floor

- Entrance Hall
- Bedroom (Three) En-suite Shower/WC
- Living Room
- Kitchen

Gas-fired central heating (system not tested)

**Garden at Rear**

**Vacant Possession** upon completion

## Freehold House Vacant Possession



EPC Rating: D

Inspection: By arrangement with the Auctioneers

# LOT 55

85 College Avenue  
Gillingham, Kent,  
ME7 5HX

Medway Council

Situated off Stafford Street, close to local shopping/travelling facilities of Gillingham Town Centre and Gillingham Train Station. Medway Maritime Hospital and Great Lines Heritage Park is also nearby.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

#### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)

#### Ground Floor

- Through Reception Room
- Kitchen
- Utility Room
- Shower Room/WC

#### Large Basement

## Freehold House Vacant Possession



Front Garden

Garden at Rear

EPC Rating: D

Vacant Possession upon completion

Inspection: By arrangement with the Auctioneers

# LOT 56

28 Cardrew Close  
North Finchley, N12 9LE

London Borough of Barnet

Situated off Friern Park in a popular residential area close to local shopping/travelling facilities of North Finchley and Woodside Park.

A **Self-Contained First Floor Flat** requiring modernisation with accommodation comprising:

- Reception Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Bathroom/WC

#### Front Garden

#### Garden at Rear

#### EPC Rating: D

Leasehold for a term of 76 years (less 10 days) from 29th September 1961 at a current ground rent of £12.60 per annum

## Leasehold Flat Vacant Possession



Vacant Possession upon completion

Inspection: By arrangement with the Auctioneers

Notice under section 42 of the Leasehold Reform Housing and Urban Development Act, 1993 has been served on the freeholder seeking a lease extension of the existing lease and the purchaser will have the benefit of this notice.

# LOT 57

Six Week Completion  
or Earlier

## 49 Wykeham Street Strood, Rochester, Kent, ME2 3AD

Medway Council

Situated off Finsbury Road, close to local shopping/travelling facilities including Strood Train Station.

An **End of Terrace House** with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

### Ground Floor

- Living Room
- Dining Room
- Kitchen

### Garden at Rear

**Vacant Possession** upon completion

**EPC Rating: D**

**Inspection:** By arrangement with the Auctioneers

## Freehold House Vacant Possession



# LOT 58

## 147 Holmesdale Road South Norwood, SE25 6JJ

London Borough of Croydon

Situated off Park Road, close to local shopping/travelling facilities including Norwood Junction Overground and Train Station. South Norwood Country Park is also nearby.

A **Semi-Detached House** requiring modernisation with spacious accommodation arranged on **Three Floors** comprising:

### Top Floor

- Bedroom (Four)

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Separate/WC

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen
- Bathroom/WC

## Freehold House Vacant Possession



**Front Garden**

**Garden at Rear**

**Vacant Possession** upon completion

**Note:** The property may have potential to extend and convert into separate flats subject to the necessary planning consents being obtained.

**EPC Rating: E**

**Inspection:** By arrangement with the Auctioneers

# LOT 59

## 164 High Street and Building Fronting Bank Street Tonbridge, Kent, TN9 1BB

Tonbridge and Malling Borough Council

Situated on the western side of Tonbridge High Street at its northern end in the Old Quarter of the town in a conservation area.

An **End of Terrace Shop** and **Upper Part** arranged as follows:

### Ground Floor Shop Premises

Let to Welham Jones Limited on a full repairing and insuring lease for a 10 year term expiring 30th June 2024 at a current rent of £7,500 per annum exclusive payable quarterly.

The **First** and **Second Floors** are vacant.

**Note 1:** A permitted development application is being submitted for conversion of the Two Upper Floors into Two Self-Contained Flats. Copies of the proposed plans are available for inspection.

**Note 2:** A permitted development application is being submitted for conversion of the building with frontage to Bank Street to create a single dwelling. Copies of the proposed plans are available for inspection.

**Note 3:** Consent was granted on a nearby building at 136 High Street for the upper parts to create Two Self-Contained Flats under ref: TM/21/00094/LDP.

**Vacant Possession** upon completion of the **First** and **Second Floors** and subject to the lease of the **Ground Floor Shop**.

**Inspection:** By arrangement with the Auctioneers

## Freehold Shop Investment and Development Opportunity



# LOT 60

## Land Rear of 132 Station Road Wood Green, N22 7SX

London Borough of Haringey

Located to the rear of Station Road in a sought after residential area with a wide selection of bars, restaurants and shops located on Wood Green High Road and travelling facilities including Alexandra Palace Overground Station (Great Northern & Thameslink) and Wood Green Underground Station (Piccadilly Line). Alexandra Park is also nearby.

A **Freehold Site** of Approximately **11,500 sq ft** with planning consent granted by London Borough Of Haringey dated 29th March 2021 under **Planning Reference Number HGY/2020/3036** for 'Construction of six dwellings set in landscaped area and creation of community wildlife garden, following the demolition of existing structures'. Copies of the plans and planning consent are available for inspection.

### Vacant Possession

**Inspection:** By arrangement with the Auctioneers

## Freehold Site with Planning Consent Granted for Six Houses



# LOT 61

## 254/258 Northdown Road Margate, Kent, CT9 2PX

Thanet District Council

Situated on Northdown Road in a sought after vibrant location with a wide selection of bars, restaurants, shops and travelling facilities including the old Town Centre, Margate Beach, Margate Train Station (Southeastern) and Manston International Airport within 5 miles.

A **Freehold Site** of Approximately **728 sq m (0.18 Acres)** with planning consent granted by Thanet District Council dated 26th February 2021 under **Planning Reference Number F/TH/20/0873** for 'Erection of a four storey building (and part three storey, part single storey rear extension) with basement level to accommodate a **Forty Bedroom Hotel** (use class C1) with restaurant at ground floor and basement level, and associated parking to rear. Copies of the plans and documents available for inspection via Thanet District Council Planning Portal.

## Freehold Vacant Site with Planning Consent Granted for a Forty Bedroom Hotel and Restaurant



Vacant Possession

Inspection: On Site

# LOT 62

## 85 Victor Close Hornchurch, Essex, RM12 4XU

London Borough of Havering

Situated in a cul de sac off Abbs Cross Lane, close to local shopping/travelling facilities including Hornchurch Underground Station (District Line) and Emerson Park Rail Station.

A **Self-Contained Upper Maisonette** with accommodation arranged on **Two Floors** in a **Purpose Built Block** comprising:

### Top Floor

- Bedroom (One)
- Bedroom (Two)
- Shower Room/WC

### Second Floor

- Reception Room with Balcony
- Kitchen

Leasehold for a term of 125 years from 1st January 1982 at a ground rent of £10 per annum.

## Leaseholdhold Maisonette Vacant Possession



EPC Rating: E

Inspection: By arrangement with the Auctioneers

# LOT 63

Six Week Completion  
or Earlier

## 2 Kennett Lane Stanford, Ashford, Kent, TN25 6DG

Shepway District Council

Situated close to local shops and amenities. Westenhanger Train Station provides Rail Services.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

### Ground Floor

- Reception Room
- Kitchen/Diner

**Off-Street Parking**    **Garden at Rear**

**Vacant Possession** upon completion

**EPC Rating:** TBC

**Inspection:** By arrangement with the Auctioneers

## Freehold House Vacant Possession



# LOT 64

## 8(A) Neville Walk Carshalton, Surrey, SM5 1JG

London Borough of Sutton

Situated off Middleton Road, close to local shopping/travelling facilities and Carshalton Train Station.

A **Self-Contained First Floor Flat** with entrance approached from the rear comprising:

- Entrance Hall
- Living Room
- Bedroom
- Kitchen
- Bathroom/WC

Leasehold for a term of 125 years from 29th November 2005.

**Vacant Possession** upon completion

**EPC Rating:** C

**Inspection:** By arrangement with the Auctioneers

## Leasehold Flat Vacant Possession



# LOT 65

17 High Street  
Westerham, Kent, TN16 1RA

Sevenoaks District Council

Situated close to local shops and amenities. Transport links are provided by Oxted Rail Station.

A **Self-Contained First Floor Flat** with accommodation comprising:

- Reception Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Bathroom/WC

Let on an Assured Shorthold Tenancy at £800 per calendar month.

Leasehold for a term of 125 years from 1st December 2020 at a ground rent of £250 per annum rising.

**Producing £9,600 per annum**

**Note 1:** The EPC states that the flat is approximately 67 sq m. The auctioneers have not measured the property.

**Note 2:** The current Freeholder will allow to build into the roof subject to necessary planning consents being obtained.

## Leasehold Flat Investment



EPC Rating: F

Inspection: By arrangement with the Auctioneers

# LOT 66

1 Fullers Hill  
Westerham, Kent, TN16 1AF

Sevenoaks District Council

Situated just outside of the main centre of Westerham on Fullers Hill nearby is a varied mix of residential and commercial premises.

The property is arranged across the **Ground** and **First Floor** with a single staircase located to the front of the Unit.

**Note:** A Permitted Development Application is being submitted for conversion of the property into two flats. Copies of the proposed plans are available for inspection.

**Vacant Possession** upon completion

## Freehold Shop Vacant Possession





# LOT 67

**Flat J, 37**  
**Du Cane Court,**  
**Balham High Road,**  
**Balham, SW17 7JU**  
London Borough of Wandsworth

Situated next to Balham Park Road, in a popular residential area close to local shopping/travelling facilities including Balham Tube and Rail Stations.

A **Self-Contained Flat** requiring modernisation on the **Third Floor** in an **Art Deco Purpose Built Block** comprising:

- Entrance Hall
- Living Room/Kitchen
- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

Gas-fired central heating (system not tested)

#### Communal Gardens

Leasehold held on lease from 25th March 1967 to 26th September 2036.

## Leasehold Flat Vacant Possession



Notice under section 42 of the Leasehold Reform Housing and Urban Development Act, 1993 has been served on the freeholder seeking a lease extension of the existing lease and the purchaser will have the benefit of this notice.

**Vacant Possession** upon completion

**EPC Rating: C**

**Inspection:** By arrangement with the Auctioneers

# LOT 68

Six Week Completion  
or Earlier

**42 Lockeridge Road**  
**Bere Alston, Yelverton,**  
**PL20 7AP**

West Devon Borough Council

Situated near to the junction with Pounds Park Road. Bere Alston is a village which offers local shops and Bere Alston Rail Station.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

#### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

#### Ground Floor

- Entrance Hall
- Reception Room
- Kitchen
- Cloakroom/WC
- Utility Room

**Front Garden**

**Garden at Rear**

## Freehold House Vacant Possession



**Vacant Possession** upon completion

**EPC Rating: D**

**Inspection:** By arrangement with the Auctioneers

# LOT 69

## Flat 14 Holinger Court Atlip Road, Wembley, Middlesex, HA0 4GF

London Borough of Brent

Situated off Ealing Road in a popular residential area close to local shopping/travelling including Alperton Underground Station (Piccadilly Line). Ealing Broadway Shopping Centre and Pitshanger Park is also nearby.

A **Self-Contained Third Floor Flat** comprising:

- Entrance Hall
- Reception Room/Kitchen
- Bedroom
- Bathroom/WC

Leasehold for a term of 125 years from 1st April 2011 at a ground rent of £100 per annum.

**Vacant Possession** upon completion

## Leasehold Flat Vacant Possession



**EPC Rating:** B

**Inspection:** By arrangement with the Auctioneers

# LOT 70

Eight Week Completion

## Ground Floor Flat 1 Green Pond Road, Walthamstow, E17 6EN

London Borough of Waltham Forest

Located off Higham Hill Road in a popular residential area close to local shopping/travelling facilities available on Hoe Street including Walthamstow Central Station (Overground and Victoria Line) and Blackhorse Road Train Station (Overground). Lloyd Park is also nearby.

A **Self-Contained Ground Floor Flat** requiring modernisation comprising:

- Reception Room
- Kitchen
- Bedroom
- Bathroom/WC

Gas-fired central heating (system not tested)

**Own Rear Garden**

Leasehold for a term of 99 years from 25th March 1982 at a Ground Rent of £25 per annum.

## Leasehold Flat Vacant Possession



A Section 42 Notice will be served prior to completion and the benefit of such notice can be assigned to the purchaser.

**Vacant Possession** upon completion

**EPC Rating:** E

**Inspection:** By arrangement with the Auctioneers

# LOT 71

Highly Reversionary  
Investment in 2022

## 170(A) High Road Seven Sisters, N15 4NS

London Borough of Haringey

Conveniently situated at the junction with Page Green Terrace and Townsend Road in a popular residential area close to local shopping/travelling facilities including Seven Sisters Overground and Underground Stations (Victoria Line). Markfield Park is also nearby.

The property comprises a **Two Bedroom Ground Floor Flat**.

The long leasehold interest which is to be sold is subject to a Headlease in favour of London Borough of Haringey. The Headlease is dated 24th September 1923 and granted originally to Mr James Guy Estherby for a term of 99 years from 24th June 1923, expiring on 23rd June 2022, at a ground rent of £10 per annum. **Valuable reversion in approximately 1 year.**

**Flat A: 78.8 sq m** (Approximately 848 sq ft)

Leasehold. A new 999 year lease is to be granted at a peppercorn ground rent.

## 999 Year Long Leasehold Reversionary Investment



**Note:** The apartment has its own dedicated front entrance door from Townsend Road.

**Joint Auctioneers:**  
Messrs. Gilmartin Ley  
020 8882 0111



# LOT 72

Highly Reversionary  
Investment in 2022

## 170(B) High Road Seven Sisters, N15 4NS

London Borough of Haringey

Conveniently situated at the junction with Page Green Terrace and Townsend Road in a popular residential area close to local shopping/travelling facilities including Seven Sisters Overground and Underground Stations (Victoria Line). Markfield Park is also nearby.

The property comprises a **Three Bedroom Upper Maisonette including the rear garden**.

The Long leasehold interest which is to be sold is subject to a Headlease in favour of London Borough of Haringey. The Headlease is dated 24th September 1923 and granted originally to Mr James Guy Estherby for a term of 99 years from 24th June 1923, expiring on 23rd June 2022, at a ground rent of £10 per annum. **Valuable reversion in approximately 1 year.**

The upper maisonette (170B) is a three bedroom unit including the rear garden. It is

## 999 Year Long Leasehold Reversionary Investment



sublet on a long lease from The Mayor and Burgesses of the London Borough of Haringey dated 26th February 1990 and expiring on 23rd June 2022.

The ground rent is £10 per annum. It is understood that the Underlease was acquired by the former tenant from Haringey Council under the Right to Buy legislation in the 1980s.

**Flat B: 105 sq m** (Approximately 1,136 sq ft)

Leasehold. A new 999 year lease is to be granted at a peppercorn ground rent.

**Note:** The apartment has its own dedicated front entrance door from Page Green Terrace.

**Joint Auctioneers:**  
Messrs. Gilmartin Ley  
020 8882 0111



# LOT 73

**5 Hawthorn Road  
Edmonton, N18 1EY**  
London Borough of Enfield

Situated off Shaftesbury Road close to local shopping/travelling facilities including Silver Street Overground Station. Pymmes Park is also nearby.

A **Terrace House** with accommodation arranged on **Two Floors** comprising:

**First Floor**

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

**Ground Floor**

- Entrance Hall
- Through Reception Room
- Kitchen

**Front Garden**      **Garden at Rear**

**Vacant Possession** upon completion

**EPC Rating:** TBC

**Inspection:** By arrangement with the Auctioneers

## Freehold House Vacant Possession



# LOT 74

Six Week Completion  
or Earlier

**99 Edmund Street  
Kettering, Northampton,  
NN16 0HT**

North Northamptonshire Council

Situated off Stamford Road, close to local shopping/travelling facilities including Kettering Town Centre and Kettering Train Station.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

**First Floor**

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

**Ground Floor**

- Entrance Hall
- Front Living Room
- Rear Living Room
- Kitchen
- WC

**Garage**

## Freehold House Vacant Possession



**Front Garden**      **Garden at Rear**

**Vacant Possession** upon completion

**EPC Rating:** TBC

**Inspection:** By arrangement with the Auctioneers

# LOT 75

## Flat 1, Connaught Court 2-4 Connaught Street, Marble Arch, W2 2AJ

City of Westminster

Situated on Connaught Street in this sought after area close to Hyde Park, Oxford Street, Marble Arch Underground Station (Central Line) and Oxford Circus Underground (Bakerloo, Central & Victoria Line).

A **Self-Contained Ground Floor Flat** comprising:

- Reception Room
- Kitchen/Diner
- Bedroom (One)
- Bedroom (Two)
- Shower Room
- Separate WC

Leasehold from 24th August 1990 to 23rd March 2032 at a Ground Rent of £100 per annum.

At the buyers request, a Section 42 Notice can be served prior to completion and the benefit of such notice can be assigned to the purchaser.

**Vacant Possession** upon completion

## Leasehold Flat Vacant Possession



EPC Rating: E

Inspection: By arrangement with the Auctioneers

# LOT 76

## Flat 3, 312 Hither Green Lane Hither Green, SE13 6TS

London Borough of Lewisham

Situated at the junction with Wellmeadow Road in a popular residential area close to the local shopping/travelling facilities including Hither Green Train Station. Mountsfield Park is also nearby.

A **Self-Contained First Floor Flat** requiring modernisation comprising:

- Reception Room/Kitchen
- Bedroom
- Bathroom/WC

Leasehold for a term of 99 years from 6th November 2007.

**Vacant Possession** upon completion

EPC Rating: C

Inspection: By arrangement with the Auctioneers

## Leasehold Flat Vacant Possession



# LOT 77

## 11A Herbert Grove Southend-On-Sea, Essex SS1 2AT

Southend-on-Sea Borough Council

Situated off Chancellor Road, close to the local shopping/travelling facilities of Southend Town including Southend Pier, Southend Beach and Southend Central Train Station. Adventure Island and Southend Cliff Gardens are also nearby.

A **Self-Contained First Floor Flat** comprising:

- Entrance Hall
- Reception Room/Kitchen
- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Shower/WC

**Balcony To Rear**

**Allocated Parking**

Leasehold for a term of 99 years from 4th September 1986 at a ground rent of £100 per annum rising.

## Leasehold Flat Vacant Possession



**Vacant Possession** upon completion

**Inspection:** By arrangement with the Auctioneers

**EPC Rating:** D

# LOT 78

## 38 Clifton Terrace North Shields, NE33 4LD

South Tyneside Council

Situated off West Park Road, close to West Park and local shopping/travelling facilities including Chichester Metro Station.

A **Self-Contained First Floor Flat** requiring modernisation comprising:

- Three Rooms
- Kitchen
- Shower Room/WC

Leasehold for a term of 999 years from 3rd August 2007 at a peppercorn ground rent.

**Vacant Possession** upon completion

**EPC Rating:** G

**Inspection:** By arrangement with the Auctioneers

## Leasehold Flat Vacant Possession



# LOT 79

## 71 King Henrys Drive New Addington, Croydon, CR0 0PD

London Borough of Croydon

Situated near to the junction with Tilford Avenue, close to local shopping/travelling facilities including King Henrys Drive Tram stop. Addington Palace Golf Club is also nearby.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

### First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

### Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen
- WC

## Freehold House Vacant Possession



Gas-fired central heating (system not tested)

**Vacant Possession** upon completion

**EPC Rating: E**

**Inspection:** By arrangement with the Auctioneers

**Front Garden**

**Garden at Rear**

# LOT 80

## 14(F) Cemetery Road Forest Gate, E7 9DG

London Borough of Newham

Situated off Odessa Road in a popular residential area close to local shopping/travelling facilities including Forest Gate Train Station and Wanstead Park Overground Station.

A **Self-Contained Lower Ground Floor Unit** comprising:

- Two Rooms
- Kitchen
- Shower/WC

Leasehold for a term of 99 years from 1st January 2014 at a Ground Rent of £250 per annum.

**Vacant Possession** upon completion

**EPC Rating: C**

**Inspection:** By arrangement with the Auctioneers

## Leasehold Unit Vacant Possession



# LOT 81

## Building to the rear of 17/19 High Street, Westerham, Kent, TN16 1RA

Sevenoaks District Council

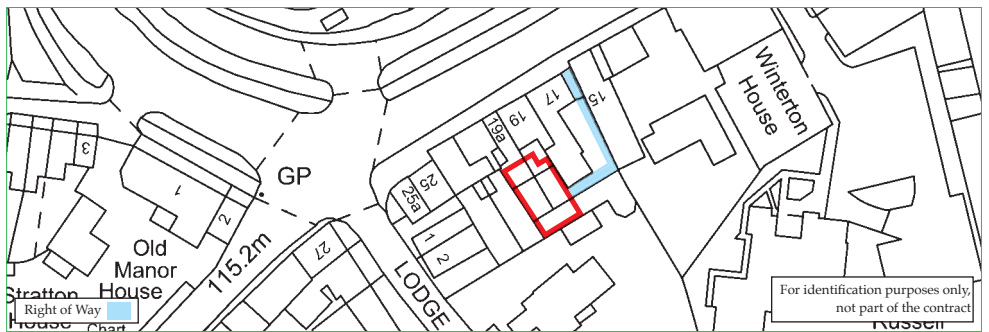
Situated to the rear of 17/19 High Street and close to local shops and amenities. Transport links are provided by Oxted Rail Station.

A **Freehold Two Storey Building** and **Land** requiring modernisation with **development potential** subject to the necessary planning consent being obtained.

### Vacant Possession

**Inspection:** By arrangement with the Auctioneers

## Freehold Building Vacant Possession



# LOT 82

## Land adjacent to 1 Arden Close, Reigate, Surrey, RH2 7QN

Reigate and Banstead Borough Council

Situated off Ashdown Road in this popular residential area close to the amenities available in Reigate Town Centre including Reigate Train Station.

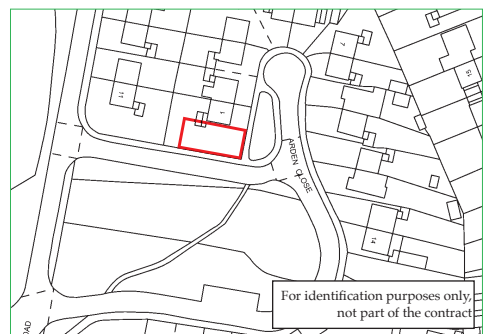
A **Freehold Plot** of **Land** of approximately **2,000 sq ft** with development potential subject to the necessary Planning Consents being obtained.

**Note:** The Land previously had Planning Consent granted on 31st March 2016 for the erection of a new Three Bedroom dwelling and provision of car parking space (Ref: 15/01133/F).

### Vacant Possession

**Inspection:** On Site

## Freehold Land Vacant Possession





# LOT 83

## Land adjacent to 64 Ashfield Avenue, Bushey, Hertfordshire, WD23 4LN

Hertsmere Borough Council

Situated to the rear of 62 Ashfield Avenue in a popular residential area close to the High Street and local shopping/travelling facilities including including Bushey Overground Station.

**Freehold Land** of approximately **1,500 sq ft** with street frontage adjacent to 64 Ashfield Avenue.

A **Planning application** has been submitted to Hertsmere Borough Council to build a new **Three Bedroom House with Off-Street Parking**. Copies of the proposed plans are available for inspection.

**Vacant Possession**

**Inspection:** On Site

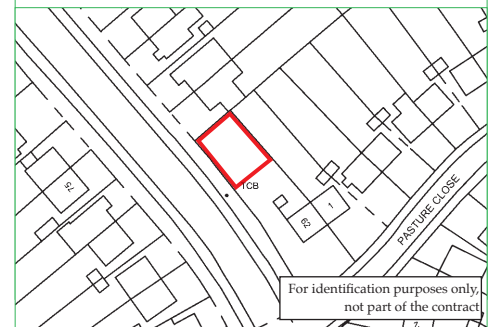
## Freehold Land Vacant Possession



CGI Image



Indicative boundary only



For identification purposes only,  
not part of the contract

# LOT 84

## Two Garages and Land at Lane End, Bexleyheath, Kent, DA7 4LU

London Borough of Bexley

Situated off Pelham Road, close to local shopping/travelling facilities available in Bexleyheath including Bexleyheath Train Station.

**Two Freehold Garages with Forecourts and Land** on a site area of **approximately 1,268 sq ft**.

A **Planning Application** has been submitted to the London Borough of Bexley for a **Three Bedroom House with Off-Street Parking**.

The proposed plans are available for inspection.

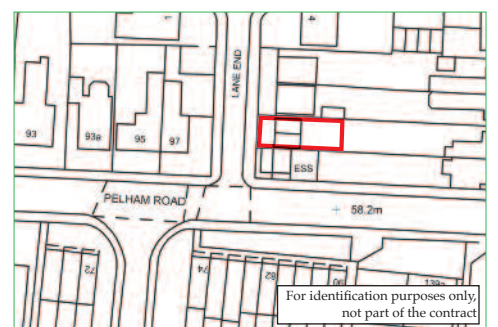
**Vacant Possession**

**Inspection:** On Site

## Freehold Land and Garages Vacant Possession



CGI Image



For identification purposes only,  
not part of the contract

# LOT 85

## Land adjacent to 7 Lindum Place, St Albans, Hertfordshire, AL3 4JJ

St Albans City and District Council

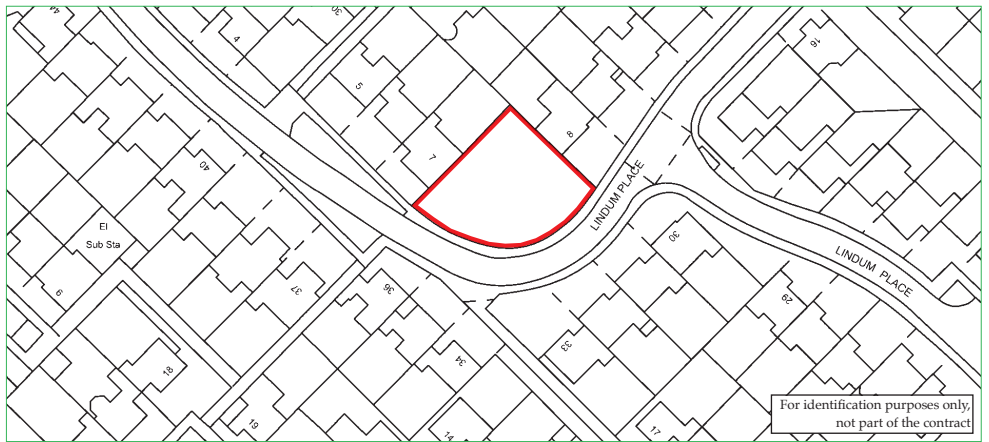
Situated off Mayne Avenue, close to local shopping/travelling facilities including St Albans City and St Albans City Train Stations. Verulamian Park is also nearby.

A **Freehold Plot of Land** of approximately **6,500 sq ft** with development subject to the necessary consents being obtained.

**Vacant Possession**

**Inspection:** On Site

### Freehold Land Vacant Possession



# LOT 86

## Land Adjoining Hill View Wellington Street, Whitstable, Kent, CT5 3DF

Canterbury City Council

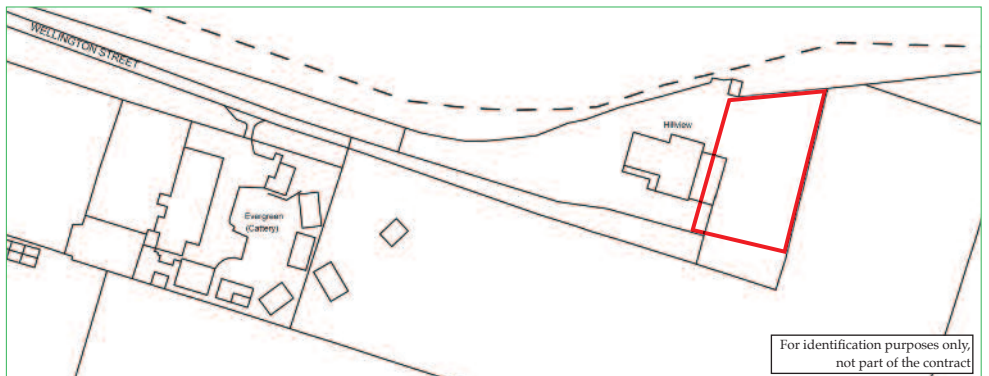
Situated adjacent to Hill View off Wellington Street, close to the amenities of Whitstable Town Centre including Whitstable Train Station.

A **Freehold Plot of Land** of approximately **7,614 sq ft** with further potential subject to the necessary consents being obtained.

**Vacant Possession**

**Inspection:** On Site

### Freehold Land Vacant Possession



# LOT 87

**Garage & Land adjacent to  
2 Woodside Crescent,  
Smallfield, Horley, Surrey,  
RH6 9ND**

Tandridge District Council

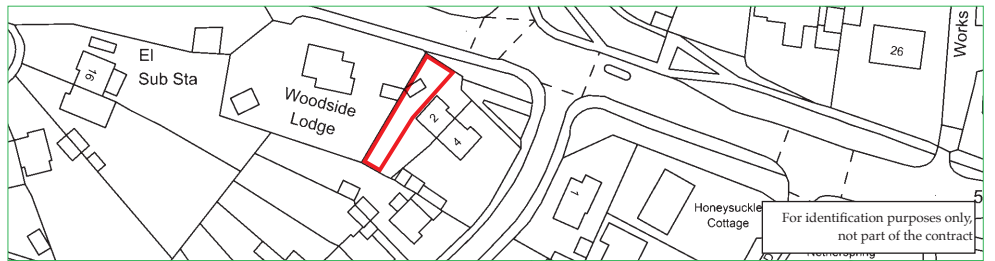
Situated in the popular village of Smallfield close to local shopping/travelling facilities including Horley Train Station. Horley and Crawley Town Centres also provide further amenities.

A **Freehold Garage** and **Land** on a site area of **Approximately 1,500 sq ft** with further potential subject to the necessary consents being obtained.

**Vacant Possession**

**Inspection:** On Site

## Freehold Garage and Land Vacant Possession



# LOT 88

**Land adjacent to  
42 Ravensbourne  
Park Crescent,  
Catford, SE6 4YP**

London Borough of Lewisham

Situated off Ravensbourne Park, close to Ladywell Fields and local shopping/travelling facilities available in Catford Town Centre including Catford and Catford Bridge Train Stations.

A **Freehold Plot of Land** of approximately **7,435 sq ft** with further potential subject to the necessary consents being obtained.

**Inspection:** On site

## Freehold Land



# LOT 89

## Garage and Land adjacent to 1 Christy Avenue, Chelmsford, Essex, CM1 2BG

Chelmsford City Council

Situated off Kings Road, close to local shopping/travelling facilities available in Chelmsford City Centre including Chelmsford Train Station.

A **Freehold Detached Garage** with **Front Forecourt** and **Land** on a site area of **Approximately 1,300 sq ft** with further potential subject to the necessary consents being obtained.

**Vacant Possession**

**Inspection:** On Site

## Freehold Garage and Land Vacant Possession



# LOT 90

## Land and Workshop Unit Rear of 10 Taunton Avenue, Luton, Bedfordshire, LU2 0LL

Luton Borough Council

Situated off Cowridge Crescent and to the rear of 10 Taunton Avenue close to local shopping and amenities available in Luton Town Centre including Luton Train Station.

A **Single Storey Workshop/Unit** on a site of approximately **1,150 sq ft** with development potential subject to the necessary planning consent being obtained.

**Vacant Possession**

**Inspection:** On Site

## Freehold Land and Workshop Vacant Possession



# LOT 91

## Two Garages to the rear of 31 Whitehall Road, Grays, Essex, RM17 5NX

Thurrock Council

Situated off Southend Road and to the rear of 31 Whitehall Road, close to local shopping/travelling facilities including Grays Train Station and Lakeside Shopping Centre.

**Two Freehold Garages** and **Land** on a site area of **Approximately 340 sq ft** with further potential subject to the necessary consents being obtained.

**Vacant Possession**

**Inspection:** On Site

### Two Freehold Garages and Land Vacant Possession



# LOT 92

## Garage to the rear of 41 Highland Avenue, Loughton, Essex, IG10 3AH

Epping Forest District Council

Situated off Valley Hill and to the rear of 41 Highland Avenue, in this popular residential area close to the shopping/travelling facilities available on High Road and Loughton Train Station.

A **Freehold Garage** with further potential subject to the necessary consents being obtained.

**Vacant Possession**

**Inspection:** On Site

### Freehold Garage Vacant Possession



# LOT 93

## Garage and Land at Paceheath Close, Romford, Essex, RM5 3AZ

London Borough of Havering

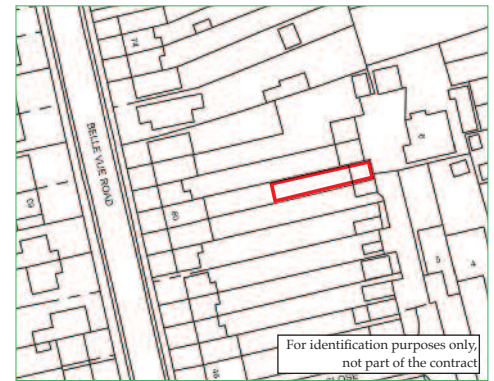
Situated to the rear of 60 Bellevue Road in a popular residential area close to local shopping/travelling facilities including Romford Town Centre and Romford Train Station.

A **Freehold Garage and Land** on site area of approximately **1,217 sq ft** with further potential subject to the necessary consents being obtained.

### Vacant Possession

**Inspection:** By arrangement with the Auctioneers

## Freehold Garage and Land Vacant Possession



# LOT 94

## Garage 18 Beechcroft, Galsworthy Road, Kingston Upon Thames, KT2 7BL

Royal Borough of  
Kingston Upon Thames

Situated off Kingston Hill in a popular residential area close to Norbiton Rail Station, Richmond Park and Coombe Wood Golf Course.

A **Freehold Lock-Up Garage**

### Vacant Possession

**Inspection:** By arrangement with the Auctioneers

## Freehold Garage Vacant Possession



# LOT 95

## Garage and Land to the rear of 82 York Road, Chingford, E4 8LA

London Borough of Waltham Forest

Approached from Frankland Road, close to Chingford Mount Road and local shopping/travelling facilities including Highams Park Overground Station.

A **Freehold Garage** and **Land** with further potential subject to the necessary consents being obtained.

**Vacant Possession**

**Inspection:** On Site

### Freehold Garage and Land Vacant Possession



# LOT 96

## Garage and Land to the rear of 67 York Road, Chingford, E4 8LA

London Borough of Waltham Forest

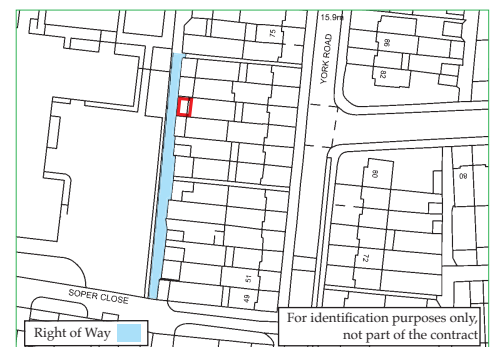
Situated close to Chingford Mount Road to the rear of 67 York Road in a popular residential area close to local shopping/travelling facilities including Highams Park Overground Station.

A **Freehold Lock-Up Garage** and **Land** with further potential subject to the necessary consents being obtained.

**Vacant Possession**

**Inspection:** By arrangement with the Auctioneers

### Freehold Garage and Land Vacant Possession



# LOT 97

**Garage to the rear of  
84 Dagenham Road, Romford,  
Essex, RM7 0TJ**  
London Borough of  
Barking and Dagenham

Situated near to Rush Green Road and close to local shopping/travelling facilities including Romford Town Centre and Romford Train Station.

A **Freehold Garage** which currently has restricted access.

**Vacant Possession**

**Inspection:** By arrangement with the Auctioneers



## Freehold Garage Vacant Possession



# LOT 98

**Garage and Land to the rear of  
44 Waverley Road, Harrow,  
Middlesex, HA2 9RD**  
London Borough of Harrow

Situated close to Alexandra Avenue in a popular residential area close to local shopping/travelling facilities including Rayners Lane Tube Station. Metropolitan and Piccadilly Lines.

A **Freehold Lock-Up Garage** in derelict condition and **Land** with further potential subject to the necessary consents being obtained.

**Vacant Possession**

**Inspection:** On Site

## Freehold Garage and Land Vacant Possession





# LOT 99

## Garage to the rear of 131 Ramillies Road, Sidcup, Kent, DA15 9JD

London Borough of Bexley

Situated off Blackfen Road and to the rear of 131 Ramillies Road, close to local shopping/travelling facilities including Sidcup Train Station. Danson Park is also nearby.

A **Freehold Garage**

**Vacant Possession**

**Inspection:** By arrangement with the Auctioneers

## Freehold Garage Vacant Possession



# LOT 100

## Left Hand Garage 14/24 St Michaels Close, Lambourn, Hungerford, Berkshire, RG17 8FB

West Berkshire Council

Lambourn is a famous village on the Berkshire Downs. The area is known as the second largest in the country for training of racehorses. The garage occupies a prominent position on St Michaels close.

A **Freehold Lock-Up Garage** built with brick under a pitched tiled roof.

**Vacant Possession**

**Inspection:** By arrangement with the Auctioneers

## Freehold Garage Vacant Possession



# LOT 101

## Garages 1, 2, 3, 5, 6, 7, 8, 10 & 11 at Pencwmdy, Cilmaengwyn, Pontardawe, Swansea, SA8 4QX

Neath Port Talbot County Borough Council

The garages are located off Pencwmdy, in a residential area in Swansea.

### Nine Freehold Garages.

- Garage 1 let at £45 per calendar month
- Garage 2 - Vacant
- Garage 3 let at £50 per calendar month
- Garage 5 let at £45 per calendar month
- Garage 6 - Vacant
- Garage 7 - Vacant
- Garage 8 let at £45 per calendar month
- Garage 10 let at £45 per calendar month
- Garage 11 - Vacant

**Producing £2,760 Per Annum** and in addition **Vacant Possession** of Garages 2, 6, 7 & 11.

## Nine Freehold Garages



**Note:** There is potential to increase the overall income to approximately £4,920 Per Annum when the remaining garages are let.

**Inspection:** On Site

# LOT 102

## Land adjacent to 2 Martham Cottages Cranberry, Cotes Heath, Stafford, ST21 6SQ

Stafford Borough Council

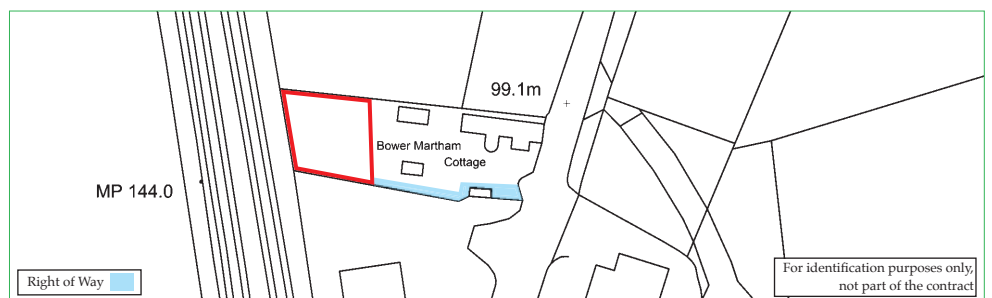
From the A51 Stone to Nantwich Road, at Hatton Waterworks bend, take the turning to Cranberry. Martham Cottage will be found towards the far end of the village, on the right hand side, next to the premises of Cranberry Commercials.

A **Freehold Plot of Land** of **Approximately 3,350 sq ft** with further potential subject to the necessary consents being obtained.

### Vacant Possession

**Inspection:** On Site

## Freehold Land Vacant Possession



# LOT 103

17/24 Glyn Court  
633 London Road,  
Worcester Park, Surrey,  
SM3 9DF

London Borough of Sutton

Glyn Court is set back from the main A24 London Road in a popular residential area close to local shopping/travelling facilities.

A **Long Leasehold Roof Space** with further potential subject to the necessary consents being obtained.

A new 999 year lease is to be granted at a peppercorn ground rent.

**Note:** The current Freeholder gives consent for a residential development subject to planning permission being obtained.

## Long Leasehold Roof Space



# LOT 104

10 Elmwood Avenue  
Palmers Green, N13 4HG

London Borough of Enfield

Situated off Broomfield Lane in a popular residential area close to Broomfield Park and the local shopping/travelling facilities of Palmers Green.

**Freehold Ground Rents** amounting to **£150 per annum** derived from **Two Self-Contained Flats** each on lease as follows:

**Ground Floor Flat** 99 years from 22nd February 1978 at a ground rent of £50 per annum. **Valuable Reversion in approximately 56 years**

**First Floor Flat** 125 years from 31st October 2019 at a ground rent of £100 per annum for the first 33 years rising at 33 year intervals to £200 and £300 for the remainder of the term.

In accordance with Section 5(B) of the Landlord and Tenant Act 1987, notices have been served on the lessees. The lessees have not reserved their rights of first refusal.

## Freehold Ground Rents



# LOT 105

**139 Finborough Road  
West Brompton, SW10 9AW**  
Royal Borough of Kensington and Chelsea

Situated off Fulham Road in a popular residential area close to local shopping/travelling facilities including West Brompton Tube and Rail Stations.

**Freehold Ground Rents** amounting to **£600 per annum** derived from **Four Self-Contained Flats**.

**Flats A, B and C** are each on lease for a term of 99 years from 29th September 1983 at a ground rent of £100 per annum for the first 33 years, £150 per annum for next 33 years and £200 per annum for the residue of the term.  
**Valuable reversions in approximately 61 years.**

**Flat D** is on lease for a term of 150 years from 29th September 1983 at a ground rent of £100 per annum for the first 33 years, £150 per annum for the next 33 years and £200 for the residue of the term.

In accordance with Section 5(B) of the Landlord and Tenant Act 1987, notices have been served on the lessees. The lessees have reserved their rights of first refusal.

## Freehold Ground Rents



# LOT 106

**23 Heathview Road  
Thornton Heath, Surrey,  
CR7 7PN**

London Borough of Croydon

Situated off London Road, close to local shopping/travelling facilities including Thornton Heath Train Station.

**Freehold Ground Rents** amounting to **£1,350 per annum** derived from **Three Self-Contained Flats** each on lease for a term of 100 years from 1st January 2012 at a ground rent of £450 per annum.

In accordance with Section 5(B) of the Landlord and Tenant Act 1987, notices have been served on the lessees. The lessees have not reserved their rights of first refusal.

## Freehold Ground Rents



# LOT 107

## 178 Blackhorse Lane Walthamstow, E17 6AD

London Borough of Waltham Forest

Situated at the corner of St Andrews Road, in a popular residential area close to local shopping/travelling facilities including Blackhorse Road Tube Station (Victoria Line) and Overground Station.

**Freehold Ground Rents** amounting to **£1,050 per annum** derived from **Three Self-Contained Flats**

**Flats 1 and 2** are each on lease for a term of 99 years from 8th and 28th April 2016, **Flat 3** is on lease for a term of 99 years from 22nd June 2017. Each flat has a ground rent of £350 per annum for the first 25 years, £700 for the next 25 years, £1,050 for the next 25 years and £1,400 for the remainder of the term.

In accordance with Section 5(B) of the Landlord and Tenant Act 1987, notices have been served on the lessees. The lessees have not reserved their rights of first refusal.

## Freehold Ground Rents



# LOT 108

## 6 & 8 Concorde Close Uxbridge, Middlesex, UB10 0AU

London Borough of Hillingdon

Situated off Turnpike Lane, close to Hillingdon Road and local shopping/travelling facilities including Uxbridge Underground Station.

**Freehold Ground Rents** amounting to **£350 per annum** derived from **Two Self-Contained Flats** each on lease as follows

**Flat 6 and Garage B** 101 years from 10th February 2020 at a ground rent of £250 per annum.

**Flat 8 and Garage 9** 135 years from 25th December 2000 at a ground rent of £100 per annum.

In accordance with Section 5(B) of the Landlord and Tenant Act 1987, notices have been served on the lessees. The lessees have not reserved their rights of first refusal.

## Freehold Ground Rents



# LOT 109

16(C) & 16(D) Milton Street  
Brixham, Devon, TQ5 0BX  
Torbay Council

Situated close to local shopping/travelling facilities available in Brixham. St Mary's Park is also nearby.

**Freehold Ground Rents** amounting to **£350 per annum** derived from **Two Self-Contained Flats** each on lease for a term of 99 years from 2017 at a ground rent of £175 per annum rising.

In accordance with Section 5(B) of the Landlord and Tenant Act 1987, notices have been served on the lessees. The lessees have not reserved their rights of first refusal.

## Freehold Ground Rents



# LOT 110

63 & 63(A) Egerton Road  
Blackpool, Lancashire,  
FY1 2NN

Blackpool Borough Council

Situated near to the junction with Eaves Street. Public transport includes Blackpool North Rail Station. Shopping and recreation facilities are at the Promenade.

**Freehold Ground Rents** amounting to **£500 per annum** derived from **Two Self-Contained Flats** each on lease for a term of 999 years from 1st January 2016 at a ground rent of £250 per annum.

In accordance with Section 5(B) of the Landlord and Tenant Act 1987, notices have been served on the lessees. The lessees have not reserved their rights of first refusal.

## Freehold Ground Rents



LOT  
**111**

**21/31 Ancient Meadows  
Bottisham, Cambridgeshire,  
CB25 9AX**

East Cambridgeshire District Council

Situated in a cul de sac off Tunbridge Lane within the village of Bottisham approximately 6 miles East of Cambridge.

**Freehold Ground Rents** amounting to **£1,200 per annum** derived from **Six Self-Contained Flats** each on lease for a term of 125 years from 1st June 2007 at a ground rent of £200 per annum rising.

In accordance with Section 5(B) of the Landlord and Tenant Act 1987, notices have been served on the lessees. The lessees have not reserved their rights of first refusal.

**Freehold Ground Rents**



LOT  
**112**

**30/32 Ancient Meadows  
Bottisham, Cambridgeshire,  
CB25 9AX**

East Cambridgeshire District Council

Situated in a cul de sac off Tunbridge Lane within the village of Bottisham approximately 6 miles East of Cambridge.

**Freehold Ground Rents** amounting to **£400 per annum** derived from **Two Self-Contained Flats** each on lease for a term of 125 years from 1st June 2007 at a ground rent of £200 per annum rising.

In accordance with Section 5(B) of the Landlord and Tenant Act 1987, notices have been served on the lessees. The lessees have not reserved their rights of first refusal.

**Freehold Ground Rents**



**MARKET LEADING**  
**&**  
**EXCLUSIVE RATES**

**BRIDGING FINANCE**  
**MORTGAGES**  
**COMMERCIAL LENDING**

**WE'LL BE RIGHT THERE AT THE**  
**AUCTION**  
**READY TO HELP.**

**BID**

**0.59% pm**

**75%LTV**

**NO SURVEY**



**LIFE FINANCIAL SOLUTIONS, 1st floor, One Oaks Court, Warwick Road  
Borehamwood, Hertfordshire WD6 1GS**



**020 8236 8540**



**info@lifefs.com**



**www.lifefs.com**



*Bank of*  
I PROMISE TO PAY




You have  
the imagination.  
We have  
the finance.



**Trust in you**

You've spent the last year dreaming, and it's time to bring your vision to life. We know you can achieve great things; all you need are the funds to set you off. Backed by Close Brothers and over 35 years in the business, we have the expertise to deliver the short-term property funding.

Speak to a decision maker today  
**020 3857 6350 | [acceptances.co.uk](http://acceptances.co.uk)**

Part of  Close Brothers Group

Commercial Acceptances is a trading style of Commercial Acceptances Limited ('CAL'), a subsidiary of Close Brothers Limited. CAL is registered in England and Wales with company number 1715185 and registered office at 100 George Street, London, W1U 8NU. Member of the ASTL.

# Fed up with property finance red tape? We can help

DMI Finance, THE fast independent experts in property finance.

We're helping Property Investors, Landlords and Property Developers find the finance they need, fast.

We're experts in Bridging Finance, Commercial, Residential and Buy-to-Let Mortgages, Auction Finance and Property Insurance.



## Get in touch today for a fast response to your requirements

Call us on **01249 652 939**

Email **info@dmifinance.com**

Or Visit **www.dmifinance.com**

See us at  
the auction

**dmfi** the auction  
finance **specialist**

Suite 6, Forest Gate, London Rd, Chippenham, Wiltshire, SN15 3RS

See us on  
Linkedin  
and Twitter



**NACFB**  
Helping Fund UK Business



**HANK ZARIHS**  
A S S O C I A T E S

**100%**  
Funding Available

with additional  
security

**75%** LTV  
Against OMV

**0.45%** pcm  
No Exit Fee

We use  
Automated  
Valuation Model  
& Dual  
Representation

## Auction Finance

Covid 19 won't stop us finding  
you the cheapest bridging rates  
on the market

**Call Us Today on  
020 3889 4403**



[hankzarihs.com](http://hankzarihs.com)



[contact@hankzarihs.com](mailto:contact@hankzarihs.com)

# General Conditions of Sale

- 1 The Property is sold subject to the conditions known as "the Standard Conditions of Sale (Fifth Edition)" so far as those conditions are not inconsistent with the conditions following, which are to prevail in case of any conflict between them and the Standard Conditions. Each Purchaser shall be deemed to purchase with full knowledge of the conditions subject to which the Property is sold.
- 2 The Standard Conditions of Sale (Fifth Edition) shall be varied as follows:
  - (a) The Contract Rate shall be five per cent (5%) over Barclays Bank PLC Base Rate from time to time.
  - (b) Conditions 1.5.2, 2.2.2, 2.2.5, 2.2.6, 3.1.3, 5.2.2(e), 6.1.1, 7.1.1(a), 7.2.4 and 9 are excluded.
- 3 A copy of the Standard Conditions of Sale (Fifth Edition) is available for inspection at the offices of the Auctioneers.
- 4 Each Purchaser shall be deemed to be personally liable on making an acceptable bid even though he shall purport to act as Agent for a Principal, so that their liability under the Contract shall be joint and several.
- 5 All bidding is conducted on the on-line bidding platform. The Auctioneers reserve the right to regulate the bidding and to refuse any bids (without assigning any reason therefor). The Vendors reserve their right to bid up to the reserve price, or to authorise the Auctioneers to do so. In the event of any dispute on the bidding, the Auctioneer's decision shall be final:
  - (a) Each Property is offered subject to a reserve price unless otherwise stated.
  - (b) In order to bid, all bidders must have pre-registered and provided the relevant identification document as requested by the auctioneers. On the Property being knocked-down, the successful bidder must, upon being asked by the Auctioneer or the Auctioneer's clerk, give his name and address and, if appropriate, the name and address of the person or Company on whose behalf he has been bidding and supply such other particulars as the Auctioneer may reasonably request and in default the Auctioneer shall be entitled to re-submit the Property for sale.
- 6 The amount of the deposit shall be 10% of the purchase price or FIVE THOUSAND POUNDS (£5,000) whichever shall be the greater and shall be paid to the auctioneers Messrs. McHugh & Co, as agents for the vendor upon the fall of the electronic gavel. A separate payment in the sum of £1,000 (inclusive of VAT) in respect of the buyer's premium shall be payable to the auctioneers McHugh and Co upon the fall of the electronic gavel. Lots sold for less than £10,000 the buyers fee will be £300 pounds inclusive of VAT. When registering to bid you will be required to provide a security deposit by way of a 'hold' on a credit or debit card, the amount of £5,000 that will be allocated in the following way: The Buyer's premium of either £1,000 or £300 will be deducted and then the balance of either £4,000 or £4,700 will be put towards the 10% deposit, with the balance of the 10% deposit being paid and due within 1 business day. The £5,000 card hold is non-refundable upon a successful purchase as it is used as a whole or contribution towards the deposit and buyers fee. If the purchase price and buyer's fee amounts to less than £5,000, a refund of the balance will be made.
- 7 Immediately following the Lot being knocked-down, the Bidder/Purchaser gives the auctioneers authority to sign the contract on their behalf and we shall sign a memorandum of the Contract stating the price agreed, the deposit paid, the address of the Property, the Lot number, the names of the Vendor and of the Purchaser and the date of the Contract.
- 8 If a cheque given for the payment of a deposit is dishonoured on presentation, or if the successful bidder fails to pay such a deposit, the Vendor shall be entitled (but shall not be bound) to treat such dishonour or failure as a repudiation of the Contract and to sell the Property to some other person but without prejudice to the Vendor's right to claim against the successful bidder damages for repudiation of the Contract and or other appropriate relief.
- 9 The date for completion of the purchase shall be on or before four weeks from the date of the Contract at the offices of the Vendor's Solicitors or as they may direct.
- 10 The tenure of the Property and the estate or interest sold are stated in the Particulars of Sale.
- 11 The Property is believed to be and shall be taken as correctly described and any incorrect statement or omission found in the Particulars or Standard Conditions of Sale shall not annul the sale or entitle the Purchaser to rescind the Contract nor shall the Purchaser claim or be allowed any compensation in respect thereof. The Auctioneers shall be under no financial liability in respect of any matters arising out of the Auction or the Particulars or Conditions of Sale either to the Vendor or the Purchaser.
- 12 The Purchaser shall be deemed to have made local searches and enquiries of the Local Authority and to have knowledge of all matters which would have been disclosed thereby and shall purchase subject to such matters. In particular, the Purchaser shall buy subject to:
  - (a) all local land charges, whether registered or not prior to the date of the Contract and all matters capable of registration as local land charges whether or not actually so registered;
  - (b) all notices served and orders, demands, proposals or requirements made by any local, public or other competent authority, whether before or after the date of Contract;
  - (c) all actual or proposed orders, directions, notices or charges, restrictions, conditions, agreements or other matters arising under the Town and Country Planning Act 1990 or any statutory modification or any re-enactment thereof for the time being in force;
  - (d) all legal easements benefiting the owners or occupiers of other property and in the event of title to the Property being registered any of the interests set out in Schedules 1 and 3 of the Land Registration Act 2002;
- (e) all matters which would have been revealed at the date of Contract by such searches, enquiries and inspections as a prudent purchaser would make;
- (f) those matters set out in the documents of title and any subsisting leases, tenancies or licences to which the Lot is expressed to be subject on the Particulars of Sale or the General Conditions of Sale and/or the Special Conditions of Sale;
- (g) all outgoing affecting the Property;
- (h) in the case of a leasehold Property, all notices served by and requirement of any immediate or superior landlord;
- (i) any existing private or public right of way, drainage, light, air or support or otherwise (whether legal or equitable) and quasi easements, privileges and liabilities whatsoever and such obligations relating to the repair of roads, ways, passages, sewers, drains, fences or other like matters as may affect the Property without liability or requirement on the part of the Vendor to define the same.
- 13 The Auctioneers reserve the right to hold the memorandum of Contract signed by them on behalf of the Vendor until the Purchaser's full deposit has been received.
- 14 No objection or requisition shall be raised as to the permitted User of the Property for the purposes of the Town and Country Planning Act 1990 or any Act or Acts for the time being amending or replacing the same.
- 15 The Purchaser acknowledges that it is agreed that:
  - (a) No statement or representation which may previously have been made to him or any person concerned on his behalf by or on behalf of the Vendor whether orally or in writing induced him to enter into this agreement;
  - (b) Any such statement or representation as aforesaid does not form part of this agreement and;
  - (c) Any liability of the Vendor in respect of any statement made to the Purchase at law or in equity is hereby excluded to the extent authorised by the Misrepresentation Act 1967.
- 16 The Purchaser shall be deemed to purchase with full knowledge of the state of repair and condition of the Property and notwithstanding anything in these Conditions or in the Particulars of Sale no representation or warranty or condition is made or shall be implied either as to the said state or condition of the Property or any part thereof or as to whether the same is subject to any Sanitary or Public Health Notices or intimation Notice or Notices or proposals under the Housing Acts, Public Health Acts or any such legislation generally in relation thereto. The Purchaser shall be deemed to purchase in all respects, subject thereto whether or not he makes any enquiry and neither the Vendor nor the Auctioneer shall be required or bound to inform the Purchaser of any such matters whether known to them or not and the Purchaser shall raise no enquiry, requisition or objection thereto or with regard thereto.
- 17 The Property is sold (as mentioned in the Particulars of Sale) either with vacant possession of the whole or part, or subject to and with the benefit of the tenancies, leases or occupancies referred to in the Particulars of Sale. However, where there any inconsistency arising out of the Particulars and/or Special Conditions of Sale as to whether vacant possession is to be given on completion it shall be assumed that vacant possession is not to be given on completion.
- 18 In respect of any tenancy to which the Property is subject:
  - (a) The Purchaser shall be satisfied with such information and copy documents as the Vendor has provided before the date of the Memorandum of Sale and shall raise no requisition or objection in respect of:
    - (i) the absence of a written tenancy agreement or lease
    - (ii) the failure, for any reason, of the Vendor to provide a copy or produce the original or counterpart of any written tenancy agreement or lease or
    - (iii) the failure, for any reason, of the Vendor to provide a copy or disclose the existence of any notice, schedule, memorandum, agreement, court order or other document.
  - (b) The Transfer of the Property to the Purchaser shall contain a covenant by the Purchaser with the Vendor to perform and indemnify the Vendor against liability for any breach of any obligation to the tenant by which the Vendor may remain bound after completion
  - (c) In respect of the tenancies:
    - (i) On completion, the Vendor may, if he so elects, pay to the Purchaser a proportion of any insurance rent paid in advance and the Purchaser shall make such allowance to the tenants as may be appropriate and indemnify

## General Conditions of Sale

- the Vendor against any action, claim or demand in respect thereof;
- (ii) Pending completion, the Vendor shall be entitled to deal with the day to day management of the Property in such a manner as the Vendor thinks fit, including, without prejudice to the generality of the foregoing, such matters as licences to assign.
- (d) The Vendor makes no representation that under any tenancy subject to which the Property is sold:
- (i) The tenancy is contractually binding upon all parties;
- (ii) The tenancy is capable of being determined;
- (iii) Any Notice has been validly prepared and/or served;
- (iv) The rent is one that is recoverable or has been paid up to the date of Auction.
- 19 The Purchaser shall take the Property as he finds it and shall accept that, if the Property is sold with vacant possession, that vacant possession is given of the whole or any part offered with vacant possession notwithstanding that there may be furniture, fittings or effects remaining therein and shall not be entitled to require the removal of any such furniture, fittings or effects or object to taking the same on the ground that the existence thereof does not constitute vacant possession as such.
- 20 The obligations of the Vendor and the Purchaser shall remain in full force and effect so far as they remain to be observed and performed on completion and notwithstanding completion, such obligation shall not be extinguished or deemed to have merged in such transfer.
- 21 The Vendor shall not be required to reconcile differences between the description of any Lot and the Property sold or furnish evidence of any change in the numbering of any property, and shall not, be bound to show any title to boundary, division walls or fences or the ownership thereof.
- 22 The fact that the Property is a house or part of a house which may not legally be used for immediate residential occupation shall not annul the sale or entitle the Purchaser to rescind the sale or claim damages or diminution in price.
- 23 No representation is made that the rent payable in respect of any Property or any part thereof is the rent properly chargeable under any Acts of Parliament or Statutory Instruments or Regulations, regulating or controlling the same. The only representation made or intended to be implied by or from the Particulars of Sale is that the rents referred to therein are the rents actually being paid by the tenants to the landlord and no objection or requisition shall be taken or made as to any matter arising under such Acts, Instruments or Regulations as aforesaid. The Purchaser shall not be entitled to raise any requisition or objection as to any rent limits or net rents or fair rents or the present or former regulated rents payable in respect of the Property nor to the inability of the Vendor to produce copies of Statutory Notices of Increase and Notices to Quit (if any) which may have been served. In the case of a regulated tenancy under the Rent Acts, no objection shall be made on the ground that the rent referred to is not the fair rent or that it may exceed the rent registered under the Rent Acts or that the rent has not been registered. No objection shall be taken by a Purchaser as to whether or not a Notice of Increase of Rent has or has not been validly served or as to whether or not a Certificate of Disrepair has been obtained by the tenant authorising a reduction of rent, nor shall the Purchaser object to the existence or terms of any counter-notice served upon or by a tenant.
- 24 In the case of a property let, no representation is made as to whether or not there is any sub-tenant, except where expressly stated in the Particulars of Sale.
- 25 If, at the date of completion, there shall be due to the Vendor any sums in respect of rent, insurance premiums or other sums due from the tenants, such sums shall be paid in full to the Vendor by the Purchaser and the Vendor will, if required by the Purchaser (at the Purchaser's cost) assign to him the benefit of such sum or sums.
- 26 The Vendor shall not be required to convey the whole or part of the Property to any person other than the Purchaser and shall not be required to execute a conveyance other than that of the whole of the Property or at a price different from that stated on the Contract.
- 27 The Vendor makes no representation as to the ownership of electric wiring and fittings and gas fittings and installations or central heating installations which may be on hire or hire purchase from the supply companies. In such case, the Vendor accepts no liability for any payments that may be outstanding in respect thereof and the Property is sold subject thereto.
- 28 The Property is sold in all respects in its actual state and condition on the date of the Memorandum of Sale, whether or not the Purchaser has inspected it on or at any time or times before that date.
- 29 The Purchaser shall be deemed to purchase with full knowledge of the ownership of any fixtures, fittings, property and goods within the Property and the Vendor shall be under no liability to the Purchaser in respect thereof, notwithstanding the same may be the property of some third person.
- 30 In the case of any dispute as to any bid or the sale of any property to more than one purchaser, or any dispute as to the applicable sale conditions or their interpretation the Auctioneer may, in his absolute discretion, forthwith determine the dispute and/or put up the property for auction again and/or withdraw the Property and/or rescind any Contract. In the event of any such dispute, the Auctioneer's decision shall be final.
- 31 Any guide, whether contained in this Catalogue or in any Sales Brochure, Particulars of Sale, Conditions of Sale or other similar document indicating a price at which or a range of prices between which the Property may be expected to attract offers, is a statement of opinion only and is only given without responsibility.
- 32 In the event that the Purchaser being a limited company it is agreed that this Contract is being entered into at the request of the person ("the Guarantor") whose bid the Auctioneer shall have accepted. In consideration of this Contract being entered into at the request of the Guarantor the Guarantor warrants that the Purchaser is a properly constituted limited company that the Company is empowered to purchase take on lease or otherwise acquire any lands and buildings and any estate or interest in any rights connection with any such lands or buildings therein and that he had authority to bind the Company to this contract as agent on its behalf and guarantees to the Vendor (as witnessed by his signature to the Memorandum of Sale which he shall be deemed to have signed both as agent for and on behalf of the Company and in his capacity as Guarantor) as follows:
- (a) That the Purchaser will observe and perform all of its obligations under this Contract in accordance with the Auctioneer's General Conditions of Sale as varied by the Special Conditions and will pay and make good to the Vendor all losses, costs, damages and expenses occasioned to the Vendor by the non-performance of all the terms and conditions of the Contract or any of them including (but without prejudice to the generality of the foregoing) the non-payment of the deposit or the whole or any part of the purchase price or any other monies which may become due on completion and it is agreed that any neglect or forbearance on the part of the Vendor in enforcing or giving time to the Purchaser for the performance of the terms and conditions under this Contract or any of them shall not in any way release the Guarantor in respect of his liability under this Condition.
- (b) That if the Purchaser shall enter into liquidation and the Liquidator shall disclaim this Contract the Guarantor shall if the Vendor within 28 days after such disclaimer so requires by giving 14 days' notice in writing to the Guarantor, accept on assurance of the Property hereby agreed to be sold. In the event of the Vendor serving such a notice the completion date of which time shall be of the essence shall be on or before the expiration of such notice and the Auctioneer's General Conditions of Sale (as varied by the Standard Conditions of Sale) shall apply and the Guarantor shall pay to the Vendor such sum or sums as the Purchaser would have been liable to pay (including interest) had the Liquidator not disclaimed this Contract including (but without prejudice to the generality of the foregoing) the amount of the deposit payable on the signing of the Memorandum of Sale (if such deposit has not previously been paid) and the whole of any part of the purchase price or any other monies which may become due on completion.
- 33 The tenure of the Property and the estate or interests sold are as stated in the Particulars and/or Special Conditions. In the case of land where the title registered at HM Land Registry this title shall be deduced and consist of a copy of the entries of the register and of the file plan and an authority to inspect. In the case of land where the title is not so registered it shall be deduced as provided by the Special Conditions.

**N.B. Special Conditions of Sale in respect of each lot are printed separately from the Catalogue. Please ensure that you obtain a copy and that they are read in conjunction with these General Conditions.**

# Notes

In order to bid, you must register to do so by 1pm the day before the auction. The simplest way to register to bid is as follows:

Lot

Click on a lot you want to bid on.

bidnow

Click on the 'Bid now' icon.

Log in / register to bid

Click on the 'Log in/register to bid' button and then just follow the prompts.

If you require further assistance on how to register or if you would prefer to set up a traditional telephone or proxy bid with us, please download the necessary form on the McHugh & Co auction website.

All legal documents can be viewed online for free.

For more information call us on  
020 7485 0112 | [mchughandco.com](http://mchughandco.com)

**McHUGH & Co**  
ESTATE AGENTS & AUCTIONEERS

# Sales Memorandum

Contract  
Lot No.

Property

I/We

of

do hereby acknowledge that I/We have this day become the Purchaser(s) of the property described as Lot

in the within Particulars for the sum of

£

and having paid to Messrs McHugh & Co., the Auctioneers,

the sum of

£

as a deposit and in part payment of said purchase money, I/We hereby agree to pay the remainder of the purchase money and complete my/our purchase in all respects in conformity with the within Conditions of Sale.

Dated this

day of

2021

Purchase money

£

Less deposit

£

Balance

£

Signed

McHugh & Co as agents for the Vendors

We hereby confirm this Sale and acknowledge receipt of the said deposit.

Abstract of title to be sent to:

**MCHUGH & CO**

ESTATE AGENTS & AUCTIONEERS

**SOLD**

**020 7485 0112**

**[www.mchughandco.com](http://www.mchughandco.com)**

**On-Line Auction**

**Remote Bidding Only**

Through On-Line Bidding,  
Telephone Bidding or Proxy Bidding

**Auctioneers' Office:**

71 Parkway, Regents Park, London NW1 7PP

**Office hours:**

Monday to Friday 9:00am – 6:00pm

Saturday 9:30am – 1:00pm