

LOT
1

By Order of The Government Legal Department

11 Gowan Terrace, Staveley, Kendal LA8 9LW

Guide price £100,000*

VACANT RESIDENTIAL



The property is situated just off Main Street within a short distance of Staveley with its local shops and main line station. Staveley is a village surrounded by picturesque scenery and lies just to the north of the A59 within four miles of Kendal and alongside the River Kent. The property is a well-kept two bedroom cottage with a rear yard and is sold with vacant possession. The property has central heating and retains some character features.

PLEASE NOTE THAT THIS PROPERTY WILL NOT BE SOLD PRIOR UNDER ANY CIRCUMSTANCES.

ACCOMMODATION

Hall, Living Room, Dining Room, Coal Store, Kitchen, Landing, Bedroom one, Bedroom two, Bathroom, Yard.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

South Lakeland District Council 01539 733 333
Council Tax Band C

VIEWING TIMES

Saturday 14th May 2pm to 3pm Tuesday 17th May 1pm to 1.30pm Friday 20th May 11am to 11.30am Monday 23rd May 11am to 11.30am All viewings are open sessions. There is no need to contact us to confirm attendance. Please just visit at any of the allotted times above.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

LOT
2

By Order of the Executors

17 The Old Vicarage Park Home, Ffynnongroew, Holywell CH8 9HA

Guide price £2,000*

VACANT RESIDENTIAL



This park home that offers one bedroom accommodation and is in need of updating is situated on a site located just off the A548. Vicarage Park is a family owned residential park for the over 50's situated on the magnificent Dee Estuary which boasts stunning coastal and rural farmland views with a variety of pleasant country walks on your doorstep. The home is sold with vacant possession. Further details of the park can be found at www.vicaragepark.com

ACCOMMODATION

One bedroom Park Home

TENURE

Unknown

LOCAL AUTHORITY & TAX RATING

Flintshire Council

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

LOT
3

By Order of the Executors

57 Rowan Road, West Drayton,
Middlesex UB7 7UE

Guide price £280,000*

VACANT RESIDENTIAL



The property is situated on a popular estate to the south of West Drayton with its shops and main line station that serves London Paddington and forms part of the new Crossrail route. Local bus services operate in the area that is also well served by local schools and open amenity space. Good road links are easily accessible including the A4, M4, A40, M40 and M25 London Orbital Motorway. Heathrow London Airport is approximately three miles to the south. The house is a linked double fronted mid terraced house with three bedrooms, living room and kitchen/diner. The property is set back from the road and has a 60' enclosed rear garden. The property has double glazing, but is in need of complete updating and modernisation throughout. There is room for further extension subject to obtaining any necessary consents that may be required. This property is sold with vacant possession.

ACCOMMODATION

Entrance Hall, Living Room, Kitchen/Diner, Utility Room, Landing, Bedroom One, bedroom Two, Bedroom three, Bathroom, WC, Gardens.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 25011
Council Tax Band D EPC Band G

VIEWING TIMES

Wednesday 11th May 10am - 10.30am
Friday 13th May 10am - 10.30am
Tuesday 17th May 10am - 10.30am
Friday 20th May 10am - 10.30am

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

LOT
4

Land At Rear Of 53-55 Cuckoo Hill
Road, Harrow, Middlesex HA5 1AU

Guide price £50,000*

LAND WITH POTENTIAL



The site is situated off a tree-lined road that is accessed by West End Lane, within a mile of Pinner with its local shops and station. This freehold parcel of land is located to the rear of houses on Cuckoo Hill Road and accessed from a pathway that is between numbers 51 and 53. The site is overgrown and is sold with vacant possession. Any intending purchaser should make their own enquiries in regards to potential uses and planning. The site measures approximately 935 sm (0.23 acres).

ACCOMMODATION

Vacant Land approximately 0.23 acres

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Harrow 020 8863 5611

VIEWING TIMES

Open site for inspection. Please be courteous to neighbours.

JOINT AGENTS

M Real Estate, 1 College Yard, 56 Winchester Avenue, London NW6 7UA 020 7625 4151

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

LOT
5

29 Riverside Close, Hanwell, London W7 1BY

Guide price £195,000*

VACANT RESIDENTIAL



This spacious one bedroom top floor penthouse flat is situated in a purpose built block just off Cuckoo Avenue that connects to the B455 Ruislip Road East. Greenford Broadway is within half a mile with shops and bus connections. Ealing Broadway with its major facilities is within two miles. The A40 providing access to Central London and the M25 is also easily accessible. The flat is presented in good order throughout and is ideal for investment or owner occupation. There is a lift in the block and a security entryphone system. The flat is sold with vacant possession.

ACCOMMODATION

Entrance Hall, Bedroom, Lounge, Kitchen, Bathroom, Communal Grounds, Garage.

TENURE

Leasehold. The lease is 125 years from 1 May 1982, thus approximately 85 years unexpired.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000
Council Tax Band C EPC Band C

VIEWING TIMES

By appointment through the Joint Agents Doyle Sales and Lettings 11 Broadway Buildings, Boston Road, Hanwell, W7 3TT
Next viewing 1pm Monday 16th May. 020 8840 0171



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

LOT
6

Land At Rear Of 48 Albert Road, South Norwood, London SE25 4JE

Guide price £185,000*

DEVELOPMENT LAND



This predominantly triangular site of approx. 1,950 sq ft is offered with planning granted for a two storey, three bedroom house which is well located for the centre of South Norwood and South Norwood Country Park. Norwood Junction station is also nearby. The site is close to the amenities of Portland Road and South Norwood High Street. Permission (Ref 20/06589/FUL) was granted by Croydon Council on 2 March 2021 for "Erection of a two storey, 3 bedroom residential dwelling (Use class C3) and associated cycle parking, refuse storage and associated works. Full details of the planning are available within the legal pack. We understand that an access way has been granted with plans for a new pathway/paving for private entrance off the road. The site is sold with vacant possession. Please note for the avoidance of doubt that the CGI image shown is of the planning granted and is not yet built.

ACCOMMODATION

Vacant site approximately 1950 sf

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Croydon Council 0208 726 6000

VIEWING TIMES

Open site for inspection at any time.
Please be courteous to neighbours.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN