

LOT  
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## Land at Allden Gardens Aldershot, Hampshire GU12 4AQ

An irregular shaped site of approximately 6,484 sq ft with further potential, conveniently located for shopping and recreational amenities of the centre of Aldershot. **Vacant.**

### Tenure

Freehold.

### Location

- Located near to the junction of Allden Gardens and Allden Avenue
- A range of shopping facilities can be found nearby and to a further extent in the centre of Aldershot
- Recreational amenities of Aldershot Manor Park and Farnham Park are both easily accessible



### Description

- An irregular shaped site
- There may be further potential (subject to requisite consents)

### Accommodation

- Total Site Area approximately 6,484 sq ft

### Viewing

Please refer to our website [savills.co.uk/auctions](http://savills.co.uk/auctions)



Plan not to scale  
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This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office.

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## 161 Rushmore Road Clapton, London E5 0HA

*In the Same Ownership for  
Approximately 16 Years*

Of interest to builders, developers and owner occupiers. A two bedroom split level maisonette in need of updating, conveniently located for the shopping and recreational amenities of Clapton and Hackney. **Vacant.**

### Tenure

Leasehold. 125 years from completion.  
Ground rent £100 per annum.

### Location

- Located near to the junction of Rushmore Road and Glyn Road
- Homerton University Hospital is easily accessible
- An extensive range of shopping facilities can be found nearby along Chatsworth Road and Lower Clapton Road
- Recreational amenities of Hackney Downs and Daubeney Fields are both easily accessible



### Description

- A split level maisonette
- Forming part of a mid terrace building
- The flat is in need of updating
- Potential to reconfigure (subject to requisite consents)
- Benefits from own entrance

### Accommodation

- Raised Ground Floor – Bedroom, Bathroom with Separate WC
- First Floor – Reception Room/Kitchen, Bedroom

### Viewing

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## 922A Brighton Road Purley, Surrey CR8 2LN

Of interest to builders and developers. A split-level maisonette in need of modernisation, with planning permission to extend and convert to provide 3 x two bedroom flats, well located for the shopping and recreational amenities of the centre of Purley. **Vacant.**

### Tenure

Leasehold. 24th June 2006 to and including 23rd June 2146.  
Ground rent £100 per annum rising.  
Loft Space – 24th August 2018 to and including 23rd June 2146.  
Ground rent a peppercorn.

### Location

- Located near to the junction of Brighton Road and Russell Hill Place
- An extensive range of shopping facilities is available nearby in the centre of Purley
- Recreational amenities of Purley Way Playing Fields and Riddlesdown are both easily accessible



### Description

- A split-level maisonette and loft space
- Forming part of a mid terrace building
- In need of modernisation
- Partial double glazing
- The flat is accessed via its own entrance to the rear from Russell Hill Place
- Benefits from the loft space

### Accommodation

- First Floor – Two Rooms, Kitchen, Separate WC
- Second Floor – Three Rooms, Bathroom/WC

### Planning

Permission (Ref: 18/04625/FUL) was granted by Croydon Council on 6th February 2019 for 'erection of single/four storey rear extensions; alterations; and the conversion of the first, second and third floors to provide 3 x two bedrooms flats, amenity space, play space and bin and refuse storage'.

### Proposed Accommodation

- First Floor – Reception Room, Two Bedrooms, Kitchen, Shower/WC (approximately 656 sq ft)
- Second Floor – Reception Room, Two Bedrooms, Kitchen, Shower/WC (approximately 785 sq ft)
- Top Floor – Reception Room, Two Bedrooms, Kitchen, Shower/WC (approximately 742 sq ft)

Note: Our client has informed us that the Freeholder is in support of the development. We understand there will not be a charge for freeholder consent. Please refer to the legal pack for further information.

### Viewing

Please refer to our website [savills.co.uk/auctions](http://savills.co.uk/auctions)

