

LOT  
79

## 115 St George's Road Preston, Lancashire PR1 1PR

By Order of  
a Housing Association

A three bedroom end of terrace house in need of modernisation, located close to Moor Park and the University of Central Lancashire. **Vacant.**

### Tenure

Freehold.

### Location

- Situated on the junction with Elgin Street
- A selection of shops and amenities can be found nearby along Plungington Road, while the centre of Preston is within easy reach
- Moor Park is conveniently close by and provides recreational areas
- Well located for the University of Central Lancashire

### Description

- An end of terrace house
- In need of modernisation
- Rear yard

### Accommodation

- Ground Floor – Reception Room, Kitchen (not fitted), Bathroom
- First Floor – Three Bedrooms

### Viewing

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



LOT  
80

## 198B Whitehorse Road Croydon, Surrey CR0 2LH

A one bedroom ground floor flat in reasonable decorative order. Located nearby to shops on Windmill Road. **Vacant.**

### Tenure

Leasehold. 99 years from 10th September 2003. Share of freehold.

### Location

- Located close to the junction between Whitehorse Road, Northcote Road and Windmill Road
- Local amenities can be found nearby along Northcote Road and Windmill Road
- The green open space of White Horse Recreation Ground sits opposite the property

### Description

- A ground floor flat
- Forming part of a two storey end of terrace house

### Accommodation

- Ground Floor – Reception Room, Bedroom, Kitchen, Bathroom

### Viewing

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



LOT  
81

## 59 & 61 High Street Melbourn, Cambridgeshire SG8 6DZ

A four bedroom detached Grade II listed cottage and substantial outbuilding in need of complete modernisation, on a site of approximately 5,095 sq ft, with planning for rear extension and restoration and conversion of outbuilding, conveniently located for the centres of Melbourn and Royston. **Vacant.**

### Tenure

Freehold.

### Location

- Melbourn is located approximately 4 miles north-east of Royston and approximately 14 miles south-west of Cambridge
- A range of shopping facilities can be found nearby and to a further extent in the centre of Royston
- The surrounding countryside provides a range of recreational amenities to the area

- First Floor – Four Bedrooms
- Outbuilding (61) – Single Storey Building
- Total Site Area approximately 5,095 sq ft

### Planning

Permission (Ref S/3373/16/FL) was granted on 1st March 2017 by South Cambridgeshire District Council for proposed rear extension and restoration, including reconstruction and conversion of existing dilapidated building to form annex.

Listed Building Consent (Ref S/3374/16/LB) was granted on 1st March 2017 by South Cambridgeshire District Council for proposed rear extension and restoration, including reconstruction and conversion of existing dilapidated building to form annex

### Viewing

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



### Description

- A detached Grade II listed cottage and substantial outbuilding
- In need of complete modernisation
- Rear garden of approximately 70ft

### Accommodation

- Ground Floor (59) – Entrance Hall, Two Reception Rooms, Kitchen (not fitted), Pantry, Bathroom/WC

