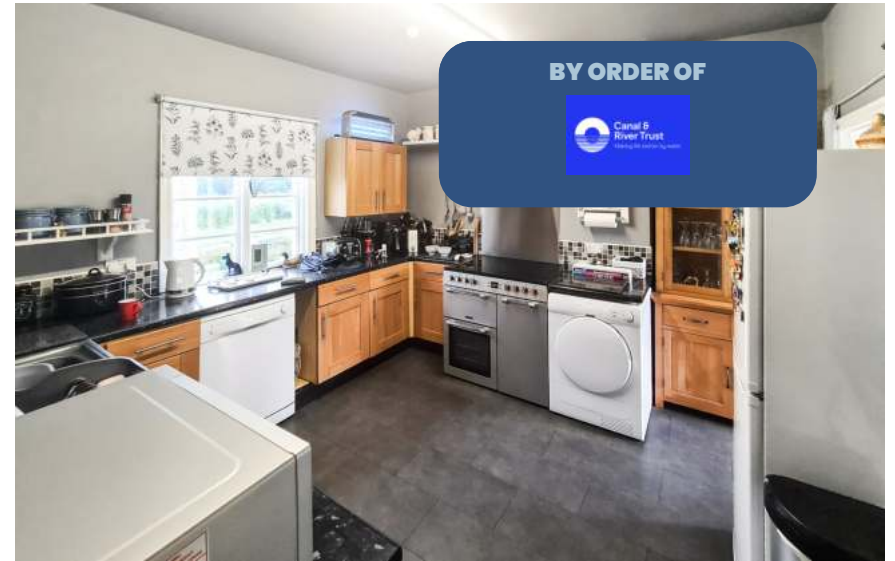


GUIDE PRICE
£200,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
16th November 2021



BY ORDER OF



Top Lock House, New Wharf, Tardebigge, Bromsgrove, Worcestershire B60 1NF

Grade II listed freehold two floor three bedroom former lock house with two reception rooms and a workshop

Bid1.

Property Summary

• On the instructions of Canal & River Trust

- Grade II listed freehold two floor three bedroom former lock house with two reception rooms and a workshop
- Currently occupied: Assured Shorthold Tenancy at a passing rent of £660 pcm (£7,920 per annum), which is holding over on a statutory periodic basis
- Pedestrian and vehicular access
- Large gardens - both sides and rear

Location

Situated on the eastern part of the Worcester and Birmingham Canal in Tardebigge just off Alcester Road. Public transport includes Bromsgrove and Alvechurch Railway Stations. Shopping amenities are either side of the adjacent Bromsgrove Highway in Southcrest and Sidemoor. Recreation facilities can be found locally.

Accommodation

First floor: Three bedrooms, bathroom/wc

Ground floor: Reception room, kitchen, dining room, workshop

Outside: Large garden area that extends to both sides and wraps around the rear of the building

Tenancy

Currently occupied under an Assured Shorthold Tenancy at a passing rent of £660 pcm (£7,920 per annum), which is holding over on a statutory periodic basis. The rent has not been reviewed for some time. The AST can be reviewed in the legal pack and prospective purchasers must rely on their own enquiries with regards to 1. Asset management opportunities and 2. Achieving vacant possession

Note

The property to be sold is shown verged in red as per the sale plan in the legal pack. **Pedestrian rights of access** will be granted over the towpath as indicated in brown (as per the sale plan). **Vehicle access rights** have also been reserved over the field to the rear of the property which the Trust sold in 2011.

Tenure

Freehold

Viewings

We have been informed by the vendor that viewings will not take place



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