

25 Ground Rents at Whirlow Grange Avenue and Whirlow Grange Drive, Sheffield S11

GUIDE PRICE: £25,000

INVESTMENT

- **Freehold ground rent investment**
- **Approximately sixteen properties on exclusive estate**
- **125 year Head Lease from 1997**
- **£1,431.82 per annum**

Sheffield City Council is selling the freehold interest in the above site subject to an intermediate interest, that being a 125 year lease from 30 May 1997 at a current apportioned ground rent of £1,431.82. The lease was originally granted by Sheffield City Council to Fairclough Homes, now Miller Homes, but was assigned to Lylecraft Ltd in 2007. The Council's freehold title currently comprises 22 properties but 6 have expressed a desire to enfranchise before the auction date. The remaining 16 addresses are as follows:

Whirlow Grange Avenue
 Number 2, 4, 5, 6, 8, 9, 10, 11, 12,
 15, 17, 18, 22, 24
 Whirlow Grange Drive
 2 and 6

Further details will be outlined in the auction pack

Note

Please note a buyer's premium is payable by the purchaser and will amount to a total of 3% of the purchase price subject to a minimum of £500 together with all search fees

Should any of the proposed enfranchisements proceed, as highlighted above, then the current ground rent shall be apportioned by £65.08 per property

SOLICITORS Sheffield City Council,
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 Town Hall, Sheffield S1 2HH
 (Ref: Scott Fitzjohn)



ON INSTRUCTIONS FROM KIER ASSET
 PARTNERSHIP SERVICES LIMITED
 WORKING WITH SHEFFIELD CITY COUNCIL