

# Lot 3

## 39 Houses in Mountain Ash, Mid Glamorgan, South Wales

**\*Reserve below £150,000**

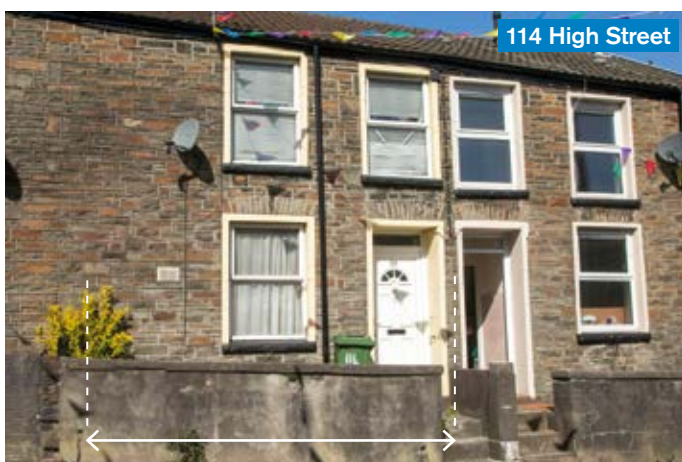
First time on the market for over 38 years  
Portfolio of 39 Ground Rent Investments  
each with Valuable Reversions



40 Dover Street



11 High Street



114 High Street



11 Woodland Street

### SITUATION

Located within various parts of the town of Mountain Ash which lies just off the A4059 approx. 5 miles south of Merthyr Tydfil and approx. 20 miles north-west of Cardiff.

### PROPERTY

Comprising **39 houses** each with a garden/yard.

### FREEHOLD

VAT is NOT applicable to this Lot

### TENANCIES & ACCOMMODATION

Refer to Auctioneers for list of addresses and full tenancy schedule

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
39 Houses	Not inspected: Each house believed to be 2 or 3 beds	<b>21 houses each let to individual(s) &amp; 18 houses each let to Cynon Taff Housing Association</b>	Each for a term of 99 years expiring between 2041 and 2067	£216.27	Each FRI <b>39 Valuable Reversions in approx. 21 to 47 years.</b>

Note 1: 6 Week Completion

Note 2: The Freehold of a house at 38 Woodland Street, which was subject to a lease with an unexpired term of approx. 32 years, was sold in January 2020 for £8,750 plus costs.

Note 3: The houses are located in 12 different streets in which other houses sold between July and December 2019 for between £34,000 and £104,000 (Source: rightmove.co.uk). Refer to Auctioneers for list of addresses of these sales.

Note 4: The following houses are currently on the market:

- 5 Dover St – 3 bed house at £87,500.
- 74 Duffryn St – 2 bed house at £64,950.
- 123 High St – 2 bed house at £69,995.

# £216.27 p.a. Plus 39 Valuable Reversions

### Vendor's Solicitors

Le Gros Solicitors  
Tel: 029 2267 1301 Ref: Abbi Evans  
Email: abbi@legrossolicitors.com

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**