

**AUCTION
HOUSE**

EAST ANGLIA

ONLINE LIVESTREAM AUCTION

Wednesday

9th September 2020

11.00am

Lots 1 - 63



IMPORTANT NOTICE

Due to Covid-19 the auction will be an
online auction only sale.

Internet, Telephone and Proxy bidding only - you must register to bid on by using the form on our website or in the catalogue.
Contact us if any assistance is required.

Please see our website [auctionhouse.co.uk/eastanglia](https://www.auctionhouse.co.uk/eastanglia) for updates.

Thank you for your understanding and co-operation. We wish all our clients the best of health during these difficult times.

The Auction House East Anglia Team



MESSAGE FROM THE AUCTIONEERS



Robert Hurst
BSc (Hons) MRICS
(Surveyor/Auction
Manager)



Christopher Bailey
(Auctioneer/Auction
Sales Executive)



Mark Willett
(Regional Manager –
Suffolk and North
Essex)



Gary Davison
(Regional Manager –
Kings Lynn and
Peterborough)



Mark Upston
(Area Manager, West
Norfolk & Kings
Lynn)



Jenny Austen
(Business
Development
Manager)

Exciting September Auction Catalogue

A warm welcome to our fifth collective property auction of the year, over 60 interesting and varied lots throughout the eastern region including a diverse assortment of residential, commercial, mixed use property and land. The properties are keenly guided to generate maximum interest with starting prices as low as £15,000.

We would like to thank our vendors, introducer agents and joint auctioneers for their kind instructions as their support has enabled us to collate another exciting sale.

We are continuing with our highly successful live stream auctions where you will be able to watch the auctioneers in action via our website.

If you wish to bid on a lot you will need to register to do this in advance of the sale using the “Proxy, Telephone or Internet Bidding Form” this can be found within our catalogue or on our website at www.auctionhouse.co.uk/eastanglia. If you need help in completing this form, please contact us on (01603) 505100 or by email to norwich@auctionhouse.co.uk

The auction will be also be live streamed via our Facebook page so if you wish to follow us please join us at 11 am on Wednesday 9th September. If you require specific details about any of the properties, please telephone one of our regional offices who are open normal working hours. We are also able to offer viewings on vacant properties by prior appointment so please call

us if you wish to book an appropriate time.

We were delighted with the results of our second livestream online auction in July, selling 41 lots under auction conditions with a success rate of 84% raising over £8 million for our clients, this shows that there is certainly life and confidence in the property market and already we are seeing high levels of interest in the current lots. 218 bidders registered to bid and 1,053 people watched the auction live on our website and we are expecting similar levels of interest in this sale.

Entries into our future auctions are invited, and we continue to provide free appraisals and list properties as we remain fully committed to doing what we can to help our sellers and buyers through this ongoing pandemic. If you have land or property that needs to be sold, please visit auctionhouse.co.uk/eastanglia or call the Auction experts on (01603) 505100 for free impartial advice.



Bryan Baxter
(Director/Auctioneer)

FUTURE AUCTION DATES

• 21st October 2020 • 2nd December 2020 • 10th February 2021

We are continually taking entries for our future auctions and are happy to provide free, no obligation advice on any potential auction lot. Please call us on (01603) 505100.

AUCTION INFORMATION



Administration Charge Purchasers will be required to pay an administration charge of 0.3% inc VAT of the purchase price, subject to a minimum of £954.00 (£795.00 + VAT) or the fixed figure as stated in the property details.



Attending the Auction It is always wise to allow sufficient time to get to the auction. Legal packs for most of the properties will be available for inspection. It is important you read these and the final addendum/amendment sheet which will also be available as any purchase will be subject to these.



Bidding Each property will be offered individually by the Auctioneer. Ensure that your bids are clear and noticed by the Auctioneer. If you are successful in bidding for the property you will be approached by a member of Auction House staff who will request your personal information and identification. You will then be guided to our administration area and then the cashier desk for payment of the deposit.



Bidding by Internet, Proxy or Telephone If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by internet, proxy or telephone. A Proxy, Telephone or Internet Bidding form and conditions are included in auction catalogues or can be downloaded from the Bidding Form links on our website.



Buyers Premium Purchasers of some lots will be required to pay a Buyers Premium to the auctioneer in addition to the deposit - see individual property details.



Deposit When you sign the Memorandum of Sale you will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £5,000. Deposits can only be paid by electronic bank transfer, bankers draft, personal cheque, debit card or building society cheque. Cash or credit card payments will not be accepted. Please note, should the cheque have to be represented, a processing charge of £60.00 (£50.00 + VAT) will be charged by deduction from the deposit.



Disbursements Some disbursements may become payable by the purchaser on completion, these will be detailed in the Special Conditions of Sale within the property's Legal Pack.



Disclaimer Particulars on the website and within our catalogue are believed to be correct but their accuracy is not guaranteed. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.



Energy Performance Certificates (EPCs) Where required we include EPC ratings within Full Details and on the lot page within our catalogue. When available EPC Graphs can be viewed online at auctionhouse.co.uk.



General Data Protection Regulations (GDPR) This defines new customer rights and company obligations introduced on 25th May 2018. For full details please refer to the Privacy Policy showing on our website www.auctionhouse.co.uk/eastanglia.



***Guide Prices** Guide prices quoted online and in the catalogue are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. The sale price will be dependent on bidding in the auction room and on the Vendors' instructions.



Insurance On some properties the seller will continue to insure through to completion. Others will need to be insured by the purchaser, and auctioneers advice to all purchasers is that they should consider insuring from the date of exchange.



Plans, Maps and Photographs The plans, floorplans, maps, photographs and video tours published on our website and in the catalogue are to aid identification of the property only. The plans are not to scale.



Pre Auction Sales Offers made on property included in this auction may be accepted by the Vendor prior to the auction. In such instances all buyer charges will be payable including the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office..

The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction..



Post Auction Sales If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with your purchase under auction rules. Offers should take into account the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale as all of these are still payable irrespective of the circumstances.



Proof of Identification In order to comply with Anti-Money Laundering regulations we ask that all prospective purchasers provide Proof of Identity and Residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill to the auction. If purchasing on behalf of a company you will also need a letter of authority on company letterhead. We will carry out Electronic AML checks on successful buyers and remote bidders. It will include a search with Experian who may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



Reserve Price Each property will be offered subject to a reserve price which we expect will be set within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the Vendor and the Auctioneer just prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. After the auction offers will be sought and considered on Unsold Lots at prices below the reserves.



Solicitors Details The name, address and telephone number of the solicitor who will be acting for you in any purchase will be required before you leave the auction room.



The Catalogue Details of the property and land to be sold are set out in our catalogue and on our website auctionhouse.co.uk All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.



The Contract The Memorandum of Sale will be signed in duplicate. One copy will be given to you, which you must give to your solicitor. The second copy will be retained by the Vendors' solicitor. Completion usually takes place after 28 days but this date can vary. The legal pack of each property will state the completion date due. The date may also be announced immediately prior to the commencement of bidding of each lot.



The Legal Aspect Buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction or post auction, it is advisable to consult a solicitor regarding the General and Special Conditions of Sale, the local authority search and other legal documentation.



Viewing Due to the nature and condition of auction properties we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by Auction House and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

Due to the nature of some auction properties, electricity may not be turned on therefore viewing times are restricted. Viewers will also have to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces.

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This is to comply with the new General Data Protection Regulation (GDPR) that protects you and your personal details.

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- **Completing this form and handing it to a member of the auction team, OR**
- **Posting it to us at: The Barn, Newmarket Road, Cringleford Norwich NR4 6UE, OR**
- **Emailing us at norwich@auctionhouse.co.uk**

Name:

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Please tick one of the boxes below to indicate which method you would like to receive your catalogue:

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Signature:

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**AUCTION
HOUSE
EAST ANGLIA**

ORDER OF SALE

ONLINE AUCTION SALE - Wednesday 9th September 2020 11.00am

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	Land and building to the rear of 185 Yarmouth Road, Norwich, Norfolk NR7 0SQ	£10,000 - £20,000	Commercial
2	17 Victoria Street, Norwich, Norfolk NR1 3QY	£300,000	Residential
3	17 Clarence Road, Norwich, Norfolk NR1 1HH	£190,000 - £210,000	Residential
4	39 Great Eastern Court, Lower Clarence Road, Norwich, Norfolk NR1 1EQ	£90,000 - £110,000	Residential
5	18 Bull Close Road, Norwich, Norfolk NR3 1NG	£100,000 - £120,000	Residential
6	45B Duke Street, Norwich, Norfolk NR3 3AP	£90,000 - £110,000	Residential Investment
7	41 Duke Street, Norwich, Norfolk NR3 3AP	£100,000 - £120,000	Residential Investment
8	549 Earlham Road, Norwich, Norfolk NR4 7HW	£350,000	Residential
9	Flat 11, Royal Arch Court, Earlham Road, Norwich, Norfolk NR2 3RU	£120,000 - £140,000	Residential
10	50 Chapelfield Gardens, Coburg Street, Norwich, Norfolk NR1 3BF	£125,000 - £150,000	Residential Investment
11	21 Old Palace Road, Norwich, Norfolk NR2 4JE	£130,000 - £150,000	Residential
12	53 Nursery Close, Norwich, Norfolk NR6 5SL	SOLD PRIOR	Residential
13	Land off Honeysuckle Drive, Greenfields Road, Dereham, Norfolk NR20 3TT	£365,000	Plots/Building Land
14	6 Bath Avenue, Dereham, Norfolk NR20 3AP	£130,000 - £150,000	Residential
15	1 Gooches Cottage, Mowles Road, Etling Green, Dereham, NR20 3HA	£300,000 - £350,000	Residential
16	5 Perkins Court, Littlefields, Dereham, Norfolk NR19 1BZ	£65,000 - £75,000	Residential
17	61 West End, Northwold, Thetford, Norfolk IP26 5LG	£180,000 - £200,000	Residential
18	24 Fairland Street, Wymondham, Norfolk NR18 0AW	£110,000 - £130,000	Residential
19	Cross Keys Garage, Common Road, Shelfanger, Diss, Norfolk IP22 2DL	£190,000 - £240,000	Mixed Use
20	Mill House Farm, Thetford Road, South Lopham, Diss, IP22 2HW	£375,000+	Residential
21	3 The Entry, Diss, Suffolk IP22 4NT	£300,000 - £350,000	Residential
21A	4 Council House, Harleston Road, Rushall, Diss, IP21 4RT	£130,000 - £150,000	Residential
22	Woodlands, Low Road, Fornsett St. Peter, Norwich, Norfolk NR16 1HY	£200,000 - £225,000	Residential
23	28 Strumpshaw Road, Brundall, Norwich, Norfolk NR13 5PA	£130,000 - £150,000	Residential
24	44 Norwich Road, Tacolneston, Norwich, Norfolk NR16 1BY	£225,000 - £250,000	Residential
25	4 Holly Farm Road, Reedham, Norwich, Norfolk NR13 3TH	£300,000 - £320,000	Residential
26	48 High Street, Caister-On-Sea, Great Yarmouth, Norfolk NR30 5EH	£60,000 - £80,000	Mixed Use
27	153, 153a, 154, 154a Bells Road, Gorleston, Great Yarmouth, Norfolk NR31 6AN	SOLD PRIOR	Mixed Use
28	98 North Denes Road, Great Yarmouth, NR30 4LN	£130,000 - £150,000	Residential
29	135-136 Mill Road, Great Yarmouth, Norfolk NR31 0HS	£100,000 - £120,000	Redevelopment
30	70 Marine Parade, Gorleston, Great Yarmouth, Norfolk NR31 6EZ	£550,000 - £650,000	Residential
31	20 Blyburgate, Beccles, Suffolk NR34 9TB	£130,000 - £150,000	Commercial

*Description on Auction Information page

ORDER OF SALE

ONLINE AUCTION SALE - Wednesday 9th September 2020 11.00am

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
32	89 Roman Road, Lowestoft, Suffolk NR32 2DQ	£70,000 - £80,000	Residential
33	Showroom, Dingles Hyundai, Lings Wharf, Riverside Road, Lowestoft, Suffolk NR33 0TQ	£10,000 - £15,000	Commercial
34	72 Lorne Road, Lowestoft, Suffolk NR33 0RF	£85,000	Residential
35	262 Normanston Drive, Lowestoft, Suffolk NR32 2PS	£275,000 - £325,000	Residential
36	10 Northfield House, 46 High Street, Mundesley, Norwich, Norfolk NR11 8JW	£80,000 - £100,000	Residential
37	4 Northfield House, 46 High Street, Mundesley, Norwich, Norfolk NR11 8JW	£70,000 - £90,000	Residential
38	Land rear of White House, Rectory Road, Wortham, Suffolk IP22 1SS	£60,000 - £80,000	Plots/Building Land
39	23/24 Broad Row, Great Yarmouth, Norfolk NR30 1HT	SOLD PRIOR	Mixed Use
40	Land off, Vicarage Road, Wingfield, Diss, Suffolk IP21 5RB	£120,000 - £140,000	Building Land
41	1 Montegue House, Kent Square, Great Yarmouth, Norfolk NR30 2FG	£60,000 - £70,000	Residential
42	Flat 4, 2 Back Hamlet, Ipswich, Suffolk IP3 8AJ	£60,000 - £70,000	Residential
43	39 Greville Starkey Avenue, Newmarket, Suffolk CB8 0BX	£175,000 - £195,000	Residential
44	2 Thatched Cottages, Top Road, Rattlesden, Bury St. Edmunds, Suffolk IP30 0SJ	£140,000 - £160,000	Residential
45	44A High Street, Leiston, Suffolk IP16 4EW	£50,000 - £60,000	Residential
46	10 Beechwood Close, Exning, Newmarket, Suffolk CB8 7EL	£350,000 - £375,000	Residential
47	Chilham House, Wellington Street, Newmarket, Suffolk CB8 0HT	£200,000	Residential Investment
48	Custom Bikes, Livermere Road, Troston, Bury St Edmunds, Suffolk IP31 1ER	£150,000	Commercial
49	200 High Street, Wickham Market, Woodbridge, Suffolk IP13 0RF	£175,000 - £200,000	Residential
50	Land to the rear of 200 High Street, Wickham Market, Woodbridge, Suffolk IP13 0RF	£15,000 - £20,000	Land
51	9 Centre Vale, Dersingham, Kings Lynn, Norfolk PE31 6JR	£180,000 - £200,000	Residential
52	Holmwood, 56 The Stitch, Friday Bridge, Wisbech, Cambridgeshire PE14 0HY	£130,000	Residential
53	Tywell Cottage, 41 Town Street, Upwell, Wisbech, Cambridgeshire PE14 9DA	£100,000	Residential
54	39 West Street Gardens, Stamford, Lincolnshire PE9 2QB	£155,000	Residential
55	1 Waltham Walk, Eye, Peterborough, Cambridgeshire PE6 7XE	£200,000	Residential
56	109 Tennyson Road, Kings Lynn, Norfolk PE30 5PA	£190,000	Residential Investment
57	8 Homeland Road, Kings Lynn, Norfolk PE30 2PP	£200,000 - £250,000	Residential Investment
58	49 & 49a Post Street, Godmanchester, Huntingdon, Cambridgeshire PE29 2AQ	£330,000 - £350,000	Mixed Use Investment
59	58 Elm High Road, Wisbech, PE14 0DQ	£100,000 - £120,000	Residential
60	60 Elm High Road, Wisbech, PE14 0DQ	£100,000 - £120,000	Residential
61	62 Elm High Road, Wisbech, PE14 0DQ	£100,000 - £120,000	Residential
62	Holborn House, Newton Road, Castle Acre, Kings Lynn, Norfolk PE32 2AX	£170,000 - £190,000	Residential
63	Haggard Wood, Grange Road, Flixton, Suffolk NR35 1NT	£25,000 - £35,000	Agricultural/Amenity Land

*Description on Auction Information page

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Commercial

Land and building to the rear of 185 Yarmouth Road, Norwich, Norfolk NR7 0SQ

*GUIDE PRICE:

£10,000 - £20,000 (plus fees)

Timber workshop/store with parking

This prominently situated detached timber workshop/storage unit is situated close to the junction of Yarmouth Road and Pound Lane.

The workshop could offer garaging, storage facilities or other uses subject to planning approval. The existing timber building measures 16m x 4.1m narrowing to 2.9m, approximate internal area 61sq/m (656 sq/ft).

The building is convenient for access to the Broadland Business Park and Norwich Southern Bypass.

Description:

Existing Building: Mainly timber garage workshop, 16m x 4.1m max, side parking space and further garden area to rear.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Tenure: Freehold

Local Authority: Broadland District Council. Tel: 01603 431131

Solicitors: England & Co, 137 Bells Road, Gorleston, Great Yarmouth, NR31 6AG. Tel: 01493 604990.

Ref: Lorna Anderson.

Viewing: Please call the Auctioneer - 01603 505100

auctionhouse.co.uk/eastanglia

*Description on Auction Information page



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17 Victoria Street, Norwich, Norfolk NR1 3QY

*GUIDE PRICE: **£300,000** (plus fees)



Grade II Listed semi detached town house with off road parking. Requiring modernisation

This double fronted early 19th century semi-detached house has considerable character and appeal yet requires some updating and improvement. The property has the benefit of a number of period features and an enclosed and sheltered rear garden.

The property would ideally suit the owner-occupier or investor.

Victoria Street is located close to the heart of Norwich, being within a short walk of the main shopping facilities, the bus station and City College.

Description:

Lower Ground Floor: Cellar / basement room

Ground Floor: Entrance hall, sitting room, study, dining room, kitchen, pantry.

First Floor: Landing, four bedrooms, shower room and wc.

Outside: Front garden with off-road parking, rear enclosed garden, rear store and outside wc, detached garage outbuilding.

On instructions of:



Tenure: Freehold

Local Authority: Norwich City Council. Tel: 0344 980 3333

Solicitors: nplaw, Norfolk County Council, County Hall, Norwich, NR1 2SQ. Tel: 01603 222091.

Ref: Rebecca Ramshaw

Energy Performance Certificate (EPC): Current Rating E

Viewing: Please call the Auctioneer - 01603 505100

Additional Fees

Buyer's Premium: £540 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

17 Clarence Road, Norwich, Norfolk NR1 1HH

*GUIDE PRICE: **£190,000 - £210,000** (plus fees)



Hall entrance terrace converted into three self contained flats in need of updating

This hall entrance terrace house was converted a number of years ago into three self contained flats which were rented out for many years providing a significant income. The property is now vacant and in need of general updating and redecoration.

The house is located close to Norwich main line railway station and is within walking distance of the city centre.

Description:

- Ground Floor:** Flat 1: Hall, lounge, bedroom, kitchen, bathroom
- First Floor:** Flat 2: Lounge, bedroom, kitchen, bathroom
- Flat 3:** Bathroom
- Second Floor:** Flat 3: bed/sitting room with kitchen area
- Outside:** Small front garden, enclosed rear garden with rear pedestrian access.



Tenure: Freehold
Local Authority: Norwich City Council. Tel: 0344 980 3333
Solicitors: Spire Solicitors LLP, 5-7 Church Street, Wymondham, NR18 0PP. Tel: 01953 713680. Ref: Ian Taylor.
Viewing: Please call the Auctioneer - 01603 505100
Energy Performance Certificate (EPC): Current Rating D, C, D

Additional Fees
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

39 Great Eastern Court, Lower Clarence Road, Norwich, Norfolk NR1 1EQ

*GUIDE PRICE: £90,000 - £110,000 (plus fees)

**City flat ideal investment or first time purchase close to railway station**

This one bedroom ground floor apartment is excellently situated a stone's throw from the railway in a tastefully converted early Victorian building. The property has an open plan living/kitchen, double bedroom and a shower room. It is currently let however the current tenants are to vacate prior to completion. The current income is £550 pcm £6,600 pa.

The property is double glazed and has electric storage radiator heating.

An ideal turn key investment or first purchase.

Description:

Ground Floor: Shared entrance hall, private hall, open plan living/kitchen, double bedroom, shower room

Outside: Communal and parking areas, no allocated space comes with this flat.



Tenure: Leasehold. 125 years from 10th August 2007. Ground Rent £1 00pa - Service Charge is around £1,800 pa

Local Authority: Norwich City Council. Tel: 0344 980 3333

Solicitors: Rogers & Norton, The Old Chapel, 5-7 Willow Lane, Norwich, NR2 1EU. Tel: 01603 675661
Ref: Vikki Lambert.

Energy Performance Certificate (EPC): Current Rating D

Viewing: Please call the Auctioneer 01603 505100

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

18 Bull Close Road, Norwich, Norfolk NR3 1NG

***GUIDE PRICE: £100,000 - £120,000 (plus fees)**



Terrace house requiring refurbishment

This two bedroom mid terrace house has been let for a number of years and is now to be sold with vacant possession. The property requires improvement and updating to realise its full potential.

It is conveniently located a short distance from the inner link road and the city centre.

An ideal purchase for the owner-occupier or investor.

Description:

Ground Floor: Sitting room, kitchen, rear utility, bathroom

First Floor: Two bedrooms

Outside: Front and rear gardens in need of attention

On instructions of:



Tenure: Freehold
Local Authority: Norwich City Council. Tel: 0344 980 3333
Solicitors: nplaw, Norfolk County Council, County Hall, Norwich, NR1 2SQ. Tel: 01603 222091.
 Ref: Rebecca Ramshaw.
Energy Performance Certificate (EPC): Current Rating - E
Viewing: Please call the Auctioneers - 01603 505100

Additional Fees

Buyer's Premium: £540 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

45B Duke Street, Norwich, Norfolk NR3 3AP

*GUIDE PRICE: £90,000 - £110,000 (plus fees)



Self contained first floor apartment let producing £7,140 per annum

First floor apartment located close to the heart of the city. The apartment is currently let to an assured shorthold tenant producing £595 pcm (£7,140pa).

The property has an allocated parking space and benefits from gas central heating (new boiler installed in 2020).

The city centre and market place is a short walk from the property.

Description:

Ground Floor: Entrance lobby, door and staircase to first floor

First Floor: Landing, lounge area, kitchen area, bedroom, bathroom.

Outside: Allocated parking space.

Lease Details:

Term: 149 years from 1st July 1988

Ground rent: £50 per annum

Service Charge: £313.56 per annum

Partner Agent:



Tenure: Leasehold

Local Authority: Norwich City Council. Tel: 0344 980 3333

Solicitors: Leathes Prior, 74 The Close, Norwich, NR1 4DR. Tel: 01603 281012. Ref: Stephen Wilson.

Viewing: Please call the Auctioneer - 01603 505100

Energy Performance Certificate (EPC): Please refer to legal pack

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential Investment

7

41 Duke Street, Norwich, Norfolk NR3 3AP

*GUIDE PRICE: **£100,000 - £120,000** (plus fees)



A modern purpose built first floor flat located close to city centre with garage and parking space

This purpose built apartment is currently let to an established assured short-hold tenant currently paying £595 pcm (£7,140 pa). It is well presented with gas central heating (new boiler installed in 2020) and is double glazed.

The property is located a short walk from the city centre shops and market place and has the benefit of a garage and allocated parking space.

Description:

Ground Floor: Shared entrance lobby and staircase to first floor

First Floor: Hall, lounge, kitchen, double bedroom, bathroom

Outside: Garage and parking space.

Lease Details:

Term: 99 years from 1989

Service Charge and Ground Rent: Approximately £960 pa

Partner Agent:



Tenure: Leasehold

Local Authority: Norwich City Council. Tel: 0344 980 3333

Solicitors: Leathes Prior, 74 The Close, Norwich, NR1 4DR. Tel: 01603 281012. Ref: Stephen Wilson.

Viewing: Please call the Auctioneer - 01603 505100

Energy Performance Certificate (EPC): Current Rating C

GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.
This floor plan is for information only and does not constitute an offer of any property. The actual layout may vary from the floor plan shown. The floor plan is subject to change without notice. The floor plan is not to scale. The floor plan is not a guarantee of accuracy. The floor plan is not a substitute for a professional survey. The floor plan is not a substitute for a professional valuation. The floor plan is not a substitute for a professional legal opinion. The floor plan is not a substitute for a professional valuation. The floor plan is not a substitute for a professional legal opinion.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

549 Earlham Road, Norwich, Norfolk NR4 7HW

***GUIDE PRICE: £350,000 (plus fees)**



Vacant detached four/five bedroom house located close to University and Hospital

This older style detached house, which is in a sought after location, is in fair condition but would benefit from some minor updating and redecoration. The property could potentially provide good sized family accommodation or a highly productive investment, being within walking distance of the University and only half a mile from the Norfolk and Norwich University hospital. The house is double glazed, has gas central heating and ample parking for several vehicles along with a well established private rear garden.

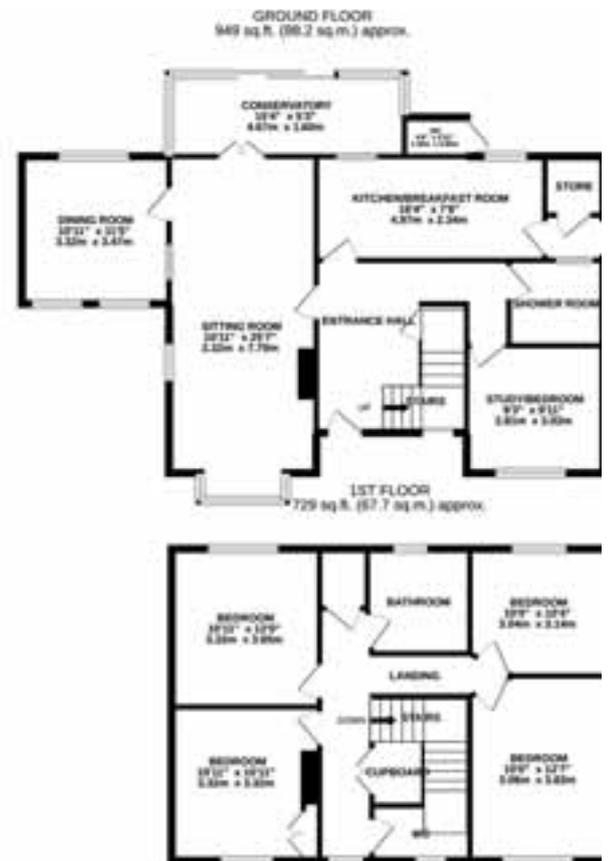
The property is also well placed for access into the city centre and convenient to the Norwich Southern Bypass.

Description:

Ground Floor: Hall, lounge, dining room, study/bedroom 5, kitchen/breakfast room, conservatory, shower room

First Floor: Landing, 4 bedrooms, bathroom, separate wc

Outside: Front garden with off road parking for several vehicles, carport. Private well established rear garden, outside wc, shed and greenhouse.



Tenure: Freehold

Local Authority: Norwich City Council. Tel: 0344 980 3333

Solicitors: Norton Legal, Unit 8 Beech Avenue, Taverham, Norwich, NR8 6HW. Tel: (01603) 864331.

Ref: Tracy Guest.

Viewing: Please call the Auctioneer - Norwich 01603 505100

EPC (Energy Performance Certificate): Current rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

50 Chapelfield Gardens, Coburg Street, Norwich, Norfolk NR1 3BF

*GUIDE PRICE: £125,000 - £150,000 (plus fees)



A spacious purpose built city centre apartment with underground parking

A highly desirable first floor apartment in central Norwich within a few steps of the Theatre Royal, Chapelfield Gardens, the city centre shops and market place. The property, which is in good order throughout, is currently let on an assured short-hold basis for £695 pcm (£8,340 pa). In addition the parking space is also let for £95 pcm (£1,140 pa) providing a total income of £9,480 pa.

The property has new real wood flooring, a security entry system and is fully double glazed with gas central heating.

Description:

Ground Floor: Shared entrance hall and staircase to first floor

First Floor: Door to private hall, lounge/diner, kitchen, double bedroom, bathroom

Outside: Communal gardens. Underground secure parking space.

Lease Details:

Term: 99 years from 25th December 2006

Ground Rent and Service Charge: Approximately £1,400 per annum

Partner Agent:



Tenure: Leasehold

Local Authority: Norwich City Council. Tel: 0344 980 3333

Solicitors: Leathes Prior, 74 The Close, Norwich, NR1 4DR. Tel: 01603 281012. Ref: Stephen Wilson.

Viewing: Please call the Auctioneer - 01603 505100

Energy Performance Certificate (EPC): Current Rating B

GROUND FLOOR
409 sq. ft. (43.8 sq. m.) approx.



THIS FLOOR PLAN IS AN APPROXIMATE REPRESENTATION OF THE PROPERTY AND DOES NOT CONSTITUTE A CONTRACT. THE BUYER SHOULD VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND SHOULD CONSULT A PROFESSIONAL SURVEYOR OR ARCHITECT FOR A DETAILED SURVEY OF THE PROPERTY.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

21 Old Palace Road, Norwich, Norfolk NR2 4JE

***GUIDE PRICE: £130,000 - £150,000 (plus fees)**



Terrace house requiring improvement with off road parking

This three bedroom Victorian mid terrace house was let to a long standing tenant at £625 pcm (£7,500 pa), however is now to be sold with vacant possession. The property is double glazed and benefits from off road parking to the front for several vehicles. It now requires improvement and updating to realise its full potential.

It is conveniently located a short distance from the inner link road and the city centre, close to a range of services and amenities including a Tesco just round the corner.

An ideal purchase for the owner-occupier or investor.

Description:

- Ground Floor:** Sitting room, dining room, kitchen, bathroom.
- First Floor:** Three bedrooms (third through second).
- Outside:** Off road parking to front, non bisected rear garden in need of attention, right of way to rear garden from front via no 19



Tenure: Freehold
Local Authority: Norwich City Council. Tel: 0344 980 3333
Solicitors: Rogers & Norton, The Old Chapel, 5-7 Willow Lane, Norwich, NR2 1EU. Tel: 01603 666001.
 Ref: Sal Ryder.
Viewing: Please call the Auctioneers - 01603 505100
Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

53 Nursery Close, Norwich, Norfolk NR6 5SL

*GUIDE PRICE: **£120,000 - £140,000** (plus fees)



SOLD PRIOR

Two bedroom terraced bungalow with off road allocated parking space

This 1970s two bedroom mid terraced bungalow has been in the same family for over 35 years. It is now to be sold with vacant possession and requires some updating. It benefits from double glazing and gas central heating and has an allocated parking space nearby.

The property is located around three miles north west of the city centre close to a range of services and amenities.

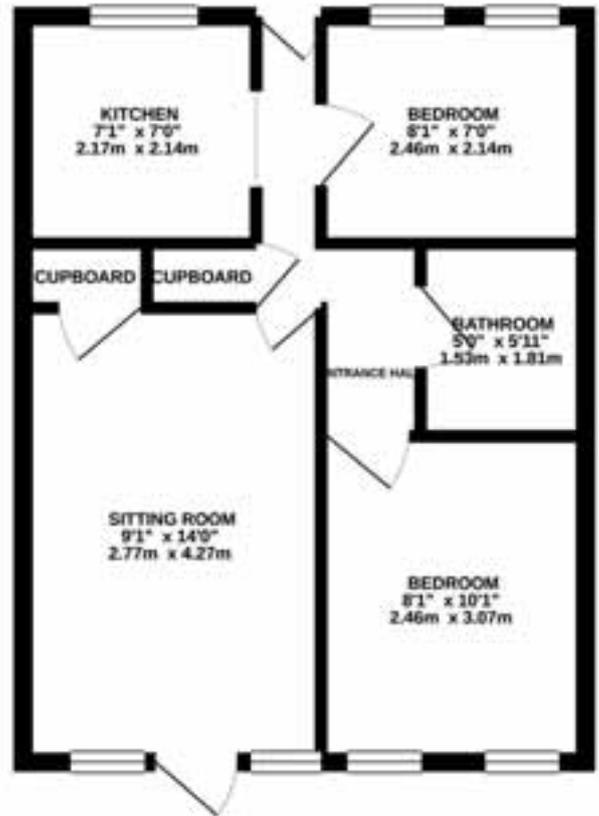
It would make an ideal purchase for the owner occupier or investor.

On instruction of executors

Description:

Ground Floor: Entrance hall, kitchen, bathroom, two bedrooms, sitting room

Outside: Front and rear garden, allocated off road parking space marked on tarmac number 107



Tenure: Freehold

Local Authority: Broadland District Council. Tel: 01603 4311331

Solicitors: Hatch Brenner, 4 Theatre Street, Norwich, NR2 1QY. Tel: 01603 660811. Ref: Dawn Parkes.

Energy Performance Certificate (EPC): Current Rating C

Viewings: Please call auctioneer on 01603 505100

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Land off Honeysuckle Drive, Greenfields Road, Dereham, NR20 3TT

*GUIDE PRICE: **£365,000** (plus fees)



Development site with outline planning permission for four detached houses

An exciting development opportunity comprising a site extending to around 0.2 acres with outline planning permission to build four detached houses. The site forms part of the car park for Dereham Hockey Club. As part of the application full planning permission has been granted for the extension of the car park to the east to relocate parking spaces lost from the area subject to the outline application. The site is situated around a mile east of the town centre with easy access to the A47.

Planning

Outline planning permission was granted on 1st March 2019 for the erection of four dwelling houses. Reference: 3PL/2018/1419/H Further details including plans can be found on the public access website of Breckland District Council, www.breckland.gov.uk/planning.

Note

Please would all interested parties register their interest with the Auctioneers in order that they may be kept up to date with any developments.

Proposed accommodation for each house:

Ground floor: entrance hall, wc, living room, kitchen

First floor: landing, three bedrooms, one ensuite, bathroom.

Outside: front and rear garden, off road parking, garage



Tenure: Freehold

Local Authority: Breckland Council. Tel: 01362 656870

Solicitors: Spire Solicitors LLP, The Priory, Church Street, Dereham, NR19 1DW. Tel: 01362 692424.

Ref: Carl Heywood.

Viewing: Any reasonable time during daylight hours. All persons viewing should be aware that they enter the site entirely at their own risk.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

6 Bath Avenue, Dereham, Norfolk NR20 3AP

*GUIDE PRICE: **£130,000 - £150,000** (plus fees)



End terrace in sought after position requiring updating

This vacant two bedroom end terrace has been in the same family ownership for many years but now is requiring updating and redecoration to realise its full potential. The property has the benefit of a tucked away position with long rear garden, useful brick workshop, store and potential off road parking space. There is a useful basement room ideal for use as a playroom or work room.

The property is located in a private road within walking distance of schools, shops and a regular public transport service.

Description:

Ground Floor: Lounge, living room/kitchen, utility room, stairs down to basement

First Floor: Landing, 2 bedrooms, bathroom

Outside: Neat front garden with potential off road parking space, side path to long rear garden with useful brick outbuildings and workshop



Partner Agent



Tenure: Freehold

Local Authority: Breckland Council. Tel: 01362 656870

Solicitors: Spire Solicitors LLP, The Priory, Church Street, Dereham, NR19 1DW. Tel: 01362692424. Ref: Craig Ward.

Viewing: Please call the Auctioneer 01603 505100

Energy Performance Certificate (EPC): Please refer to legal pack

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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1 Gooches Cottage, Mowles Road, Etling Green, Dereham, NR20 3HA

*GUIDE PRICE: **£300,000 - £350,000** (plus fees)



Delightful five bedroom country cottage in need of updating

Highly desirable 5 bedroom period property with numerous character features ready for a program of updating and redecoration. The property is delightfully situated overlooking farmland and in established gardens that extend to 0.4 an acre (stms).

The property has three reception rooms, five double bedrooms and further potential to adapt or extend the property subject to planning permission. Heating is provided by an oil fired central heating system and there is double glazing to most windows.

Etling Green is within a mile of Dereham where a comprehensive range of shops, community facilities, schools and public transport can be found.

Description:

Ground Floor: Hall, lounge, dining room, kitchen, breakfast room, cloakroom

First Floor: Landing, 5 double bedrooms, bathroom

Outside: Front garden with shingled parking area, access to double garage. Large side and rear garden with numerous mature trees and shrubs. The garden has a high degree of privacy and seclusion and extends to approximately 0.4 acre stms,



GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
937 sq.ft. (87.0 sq.m.) approx.



Tenure: Freehold

Local Authority: Breckland Council. Tel: 01362 656870

Solicitors: Cozens-Hardy LLP, Castle Chambers, Opie Street, Norwich, NR1 3DP. Tel: 01603 724644.

Ref: Rebecca Edwards.

Energy Performance Certificate (EPC): Please refer to legal pack

Viewing: Please call the Auctioneer - 01603 505100

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

61 West End, Northwold, Thetford, Norfolk IP26 5LG

*GUIDE PRICE: £180,000 - £200,000 (plus fees)



Three bedroom detached bungalow set in 0.17 acre plot (stms) requiring modernisation

This 1950s three bedroom detached bungalow known as "Avondale" has been in the same family for nearly 25 years. It is now to be sold with vacant possession and requires some updating. It is mostly double glazed, has oil fired central heating and benefits from ample off road parking. It is partly non standard construction and would appeal to an investor or owner occupier.

Northwold has a village shop, pub and other community facilities. A more comprehensive range of amenities are available in the nearby towns of Thetford (14 miles), Swaffham (11 miles) and Downham Market (12 miles).

On instruction of executors.

Description:

Accommodation: Entrance hall, kitchen, bathroom, wc, three bedrooms, sitting room, dining room, sun room.

Outside: Front, side and rear gardens, off road parking, car port, greenhouse, wooden shed, outbuilding.

Partner Agent:



GROUND FLOOR
1007 sq ft. (93.5 sq.m.) approx.



THESE DIMENSIONS ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THEY ARE INTENDED TO GIVE AN IDEA OF THE GENERAL LAYOUT AND SIZE OF THE PROPERTY. THEY DO NOT TAKE ACCOUNT OF WALL THICKNESSES, DOOR AND WINDOW OPENINGS, OR OTHER FEATURES WHICH MAY AFFECT THE ACCURACY OF THE DIMENSIONS. THEY ARE NOT TO BE USED AS A BASIS FOR CONTRACTS OR OTHER LEGAL DOCUMENTS.

Tenure: Freehold

Local Authority: Kings Lynn and West Norfolk Borough Council. Tel: 01553 616200

Solicitors: Gotelee Solicitors, 31-41 Elm Street, Ipswich, IP 2AY. Tel: 01473 211121 Ref: Hannah Lindsey-Smith

Viewing: Please call the Auctioneers - 01603 505100

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

24 Fairland Street, Wymondham, Norfolk NR18 0AW

*GUIDE PRICE: **£110,000 - £130,000** (plus fees)



Recently renovated town centre cottage

This Grade II listed one bedroom semi-detached cottage has around 650 sq/ft of living space. This charming cottage dates from 1730 and is situated in the town centre close to a broad range of services and amenities including regular services to Norwich and Cambridge via bus or rail.

The property has been completely renovated with new kitchen, bathroom, rewire and gas central heating. The current owner has also unearthed the original inglenook fireplace place that sits proudly in the sitting room. The large bedroom has the potential to be split into two subject to the necessary consents.

This property would be ideal for an owner occupier or investor.

Description:

Ground Floor: Kitchen, sitting room

First Floor: Landing, bathroom with shower, bedroom, large cuboard

Outside: Small shingle front garden and rear passage access.

The rear door to no 26 will be blocked up.



Tenure: Freehold

Local Authority: South Norfolk Council. Tel: 01508 533701

Solicitors: Gepp Solicitors, 58 New London Road, Chelmsford, CM2 0PA. Tel: 01245 343996. Ref: Mr Shah Bakar.

Viewing: Please call the Auctioneers - 01603 505100

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Cross Keys Garage, Common Road, Shelfanger, Diss, Norfolk IP22 2DL

*GUIDE PRICE: **£190,000 - £240,000** (plus fees)



Large four bedroom house requiring refurbishment with attached garage filling station set in a 0.2 acre plot

This property is being sold with vacant possession due to retirement having been used as a garage filling station together with car sales site for around forty years. Many years ago the property was originally a public house called The Cross Keys. Attached to the workshop is a substantial timber framed Grade II listed two storey house dating from the 17th century. It has remained unoccupied for many years and requires refurbishment. Listed building consent was granted on 12th July 2018 for various works to be done to the house ref: 2018/1164. Further details including plans can be found on the public access website of south-norfolk.gov.uk/planning.

Shelfanger is a small village around four miles north of Diss, . Diss offers a wide range of services and amenities and has good road links as well as a mainline railway station with services to Norwich, Ipswich and London Liverpool Street.

Description:

Garage

Open workshop area together with a storage area to the rear, office & store, rear store and wc

Outside: To the front, side and rear of the workshop/office is an area of parking/yard. There is a public right of way over the forecourt.

House

The house enjoys three access points, from the workshop, to the north and to the south.

Ground floor: inner hall, sitting room, dining room, kitchen

First floor: landing, four bedrooms, bathroom (not fitted out)

Outside: rear garden laid to grass, ample off road parking



Tenure: Freehold

Local Authority: South Norfolk Council. Tel: 01508 533701

Solicitors: Sprake & Kingsley, 16 Broad Street, Bungay, NR35 1EN. Tel: 01986 891925. Ref: Nick Kingsley.

Viewing: Please call the Auctioneers - 01603 505100

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Mill House Farm, Thetford Road, South Lopham, Diss, IP22 2HW

*GUIDE PRICE: **£375,000+** (plus fees)



Delightful detached farmhouse in need of complete renovation situated in approximately 2.5 acres (STMS)

Mill House Farm is a delightful detached farmhouse situated in approximately 2.5 acres (STMS) and is in need of complete renovation. The property has retained many original features to be enhanced in restoration, and is located on the outskirts of the South Norfolk village of South Lopham, which is twixt Diss and Thetford.

The property is set back from the road and the driveway provides access to an additional detached property. Offering four bedrooms, en-suite and family bathroom, three reception rooms and an extension providing a large dining room and kitchen.

The grounds and more formal gardens are extensive and there is a small dwelling within the grounds that was formerly a piggery. This has latterly been rented out for several years and with the necessary planning/lawful certificate to be gained offers further opportunity. There are a number of nissen huts, two greenhouses, a timber framed garage and open cart lodge also situated within the grounds, providing great storage and other possible uses.

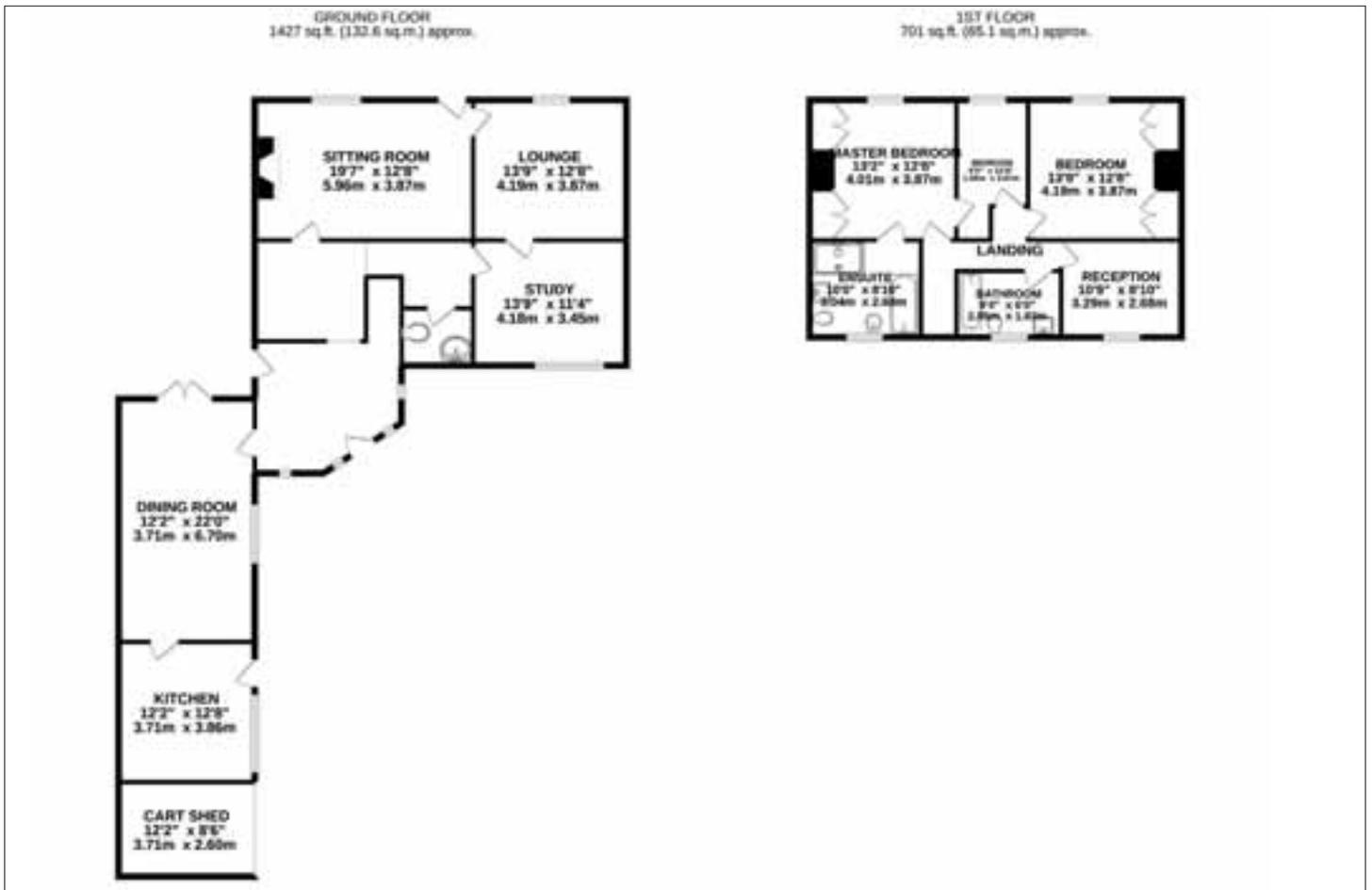
This is a fantastic opportunity for those looking for a project.

Description:

Ground floor: Entrance hall, boiler room, sitting room, lounge, study, inner hall, cloakroom, dining room, kitchen

First floor: Landing, master bedroom with en-suite, connecting dressing room/bedroom 4, two further bedrooms and family bathroom

Outside: Large driveway, timber framed garage and open cart shed. To the rear of the property there are extensive formal gardens and situated to the west side a larger field housing a number of nissen huts, greenhouses and a further dwelling (which has been rented out for a number of years). However, planning would need to be investigated.



Tenure: Freehold

Local Authority: Breckland Council. Tel: 01362 656870

Solicitors: Norton Legal, Unit 8 Beech Avenue, Taverham, Norwich, NR8 6HW. Tel: (01603) 864331.

Ref: Tracy Guest.

Viewing: Please call the Auctioneers - 01603 505100

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

3 The Entry, Diss, Suffolk IP22 4NT

*GUIDE PRICE: **£300,000 - £350,000** (plus fees)



Grade II listed 6 bedroom period house requiring updating

This impressive period property is to be offered with vacant possession and in need of updating and redecoration. The house has been in the same family ownership for many years and includes many attractive and noteworthy features including inglenook fireplaces and exposed beams. The accommodation which covers three floors includes three reception rooms, a kitchen/ breakfast room and ground floor cloakroom whilst on the upper two floors are six bedrooms, a family bathroom and separate wc.

Diss town centre shops are within a short walk of the property and the town benefits from a wealth of community facilities all levels of schools and a railway station that links the town with all major local centres and London Liverpool Street

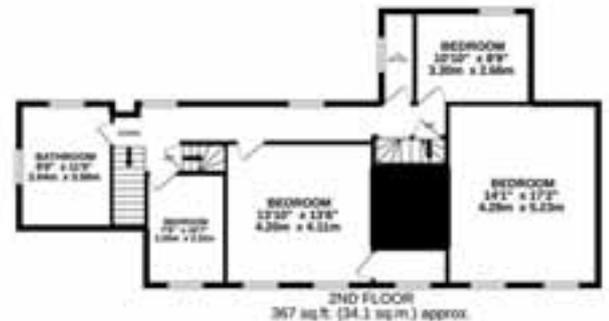
Description:

Ground Floor: Hall, Sitting room, dining room, study, kitchen/breakfast room, cloakroom, rear hall.

First Floor: Landing, four bedrooms, bathroom, separate wc.

Second Floor: Landing room, two bedrooms.

Outside: Front garden with lawn and shrubs, side driveway to attached single garage. Private rear garden also with lawn, useful brick outbuilding



Tenure: Freehold

Local Authority: Waveney District Council. Tel: 01502 562111

Solicitors: Ronald Fletcher Baker - 77a Baker Street, London W1V 6RF tel: 0207 4675757
Ref: Yasaman Asaad

Viewings: Please call auctioneer on 01603 505100

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

4 Council House, Harleston Road, Rushall, Diss, IP21 4RT

***GUIDE PRICE: £130,000 - £150,000 (plus fees)**



An ex-local authority semi-detached house requiring modernisation

This three bedroom semi-detached house is vacant and in need of updating and redecoration. The property is situated in a large garden with ample scope for further extension if required (subject to planning approval) The property has been double glazed and has electric heating and is delightfully situated in a picturesque rural position.

Harleston is the nearest major village which is approximately 3 miles from the property whilst Norwich is approximately 20 miles to the north.

Description:

Ground Floor: Hall, Living room, kitchen with walk in pantry, rear lobby bathroom, wc.

First Floor: Landing, three bedrooms.

Outside: Large garden with several mature apple trees



Tenure: Freehold

Local Authority: South Norfolk Council. Tel: 01508 533701

Solicitors: Spire Solicitors LLP, Holland Court, The Close, Norwich, NR1 4DY. Tel: 01603 677023. Ref: Katharine Chatters.

Energy Performance Certificate (EPC): Current Rating F

Viewings: Please call auctioneer on 01603 505100

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Woodlands, Low Road, Forncett St. Peter, Norwich, Norfolk NR16 1HY

*GUIDE PRICE: £200,000 - £225,000 (plus fees)



Detached three bedroom bungalow requiring updating or potential for redevelopment (stpp)

This established detached property is located in a highly attractive position with views over open farmland and located on a large private garden extending to 0.3 acre (stms).

The property requires updating and redecoration or the potential exists for the replacement of the existing dwelling with an alternative property or properties (subject to obtaining appropriate consents)

The original bungalow which is of steel framed construction has been much extended and offers generous living accommodation.

Forncett St Peter is in picturesque countryside approximately 3 miles from long Stratton where a full range of shops, schools and other facilities can be found.

Description:

Accommodation: Hall, lounge, dining room, kitchen, three bedrooms, bathroom

Outside: Large private garden with off road parking available for several vehicles

Open viewings are scheduled – the next is Wednesday 19 & Monday 24 & Friday 28 August – APPOINTMENT ESSENTIAL – please contact the Norwich office on 01603 505100 to be allocated a time slot on these specific viewing days

Partner Agent:



Tenure: Freehold

Local Authority: South Norfolk Council. Tel: 01508 533701

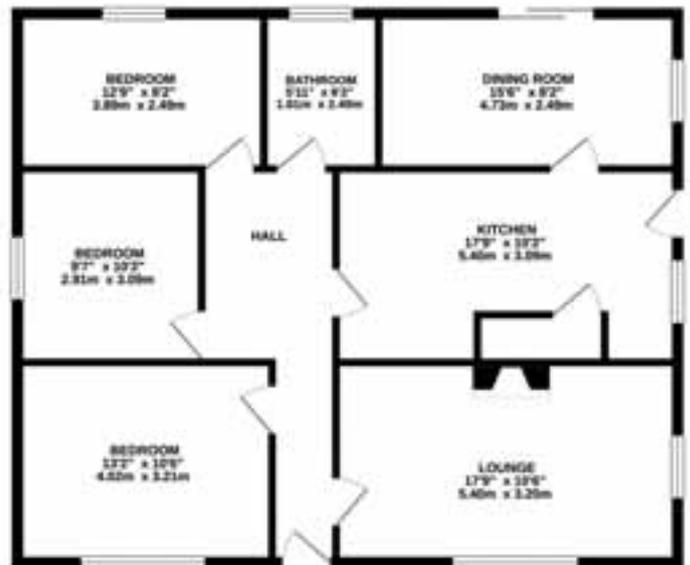
Solicitors: Norton Legal, Unit 8 Beech Avenue, Taverham, Norwich, NR8 6HW. Tel: (01603) 864331.

Ref: Tracy Guest.

Energy Performance Certificate (EPC): Current Rating - F

Viewings: Please call auctioneer on 01603 505100

GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

28 Strumpshaw Road, Brundall, Norwich, Norfolk NR13 5PA

***GUIDE PRICE: £130,000 - £150,000 (plus fees)**



Mid terrace cottage requiring refurbishment

This two bedroom mid terrace property has been in the same family for many years and is now to be sold with vacant possession. It benefits from gas fired central heating and is mostly double glazed. Behind the rear garden is a useful public footpath that takes you to Brundall railway station.

The Broadland Village of Brundall is located around eight miles east of Norwich. The village has a range of services and amenities including a nearby co-op supermarket.

On instruction of executors

Description:

Ground floor: Porch, sitting room, dining room, rear lobby, kitchen, shower room and wc

First floor: Two bedrooms, bathroom

Outside: Small front garden, enclosed rear garden in need of attention, mainly laid to lawn with patio area.



Tenure: Freehold

Local Authority: Broadland District Council. Tel: 01603 4311331

Solicitors: Heritage Law, 13 Hellesdon Park Road, Drayton High Road, Norwich, NR6 5DR. Tel: 01603 894 525. Ref: Nicola Murphy.

Viewing: Please call the Auctioneers - 01603 505100

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

44 Norwich Road, Tacolneston, Norwich, Norfolk NR16 1BY

*GUIDE PRICE: **£225,000 - £250,000** (plus fees)



Detached three bedroom cottage with period features

This three bedroom country cottage is located in a private road close to the village centre. The property is vacant and ideal for use as a holiday home, investment or for owner occupation. The property has a wealth of exposed beams and original features. There is an established garden with a brick garage and the property has an oil fired central heating system.

Tacolneston is approximately 14 miles from Norwich and 4 miles from Wymondham, the village has a primary school, village store, two public houses and a church

Description:

Ground Floor: Hall, lounge with inglenook fireplace, dining room, kitchen, utility room, cloakroom

First Floor: Landing, 3 bedrooms, bathroom, separate w.c.

Outside: Mainly lawned front garden, rear garden with access to store housing boiler and plumbing for washing machine, brick garage. Additional garden area with large parking bay adjacent to the drive.

Partner Agent:



GROUND FLOOR



PLEASE NOTE: THIS PLAN IS A GENERAL GUIDE ONLY AND DOES NOT REPRESENT THE ACTUAL LAYOUT OF THE PROPERTY. THE BUYER SHOULD VERIFY THE LAYOUT AND MEASUREMENTS OF THE PROPERTY PRIOR TO PURCHASE.

Tenure: Freehold

Local Authority: South Norfolk Council. Tel: 01508 533701

Solicitors: Ison Harrison, Duke House, 54 Wellington Street, Leeds, LS12EE. Tel: 0113 2845000.

Ref: Charles Knapman.

Viewing: Please call the Auctioneer - 01603 505100

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

4 Holly Farm Road, Reedham, Norwich, Norfolk NR13 3TH

*GUIDE PRICE: **£300,000 - £320,000** (plus fees)



Bungalow in need of modernisation with superb views over the River Yare

This substantial bungalow is situated on the north bank of the River Yare and has spectacular views over the river, swing bridge and railway track. These panoramic views are far reaching over farmland beyond and make this property unique.

The bungalow which has been extended over the years is in need of modernisation throughout. The accommodation comprises two bedrooms and two reception rooms with the extension providing a generous games room with small sauna. With some adapting and updating this single storey dwelling could become a family home or for anyone looking to capture the holiday market of the famous Norfolk Broads.

Reedham is a small picturesque village which sits on the river and offers a local pub, church and railway line to Norwich.

Description:

Accommodation: Entrance porch, hall, inner hall, cloakroom, utility room, shower room, kitchen, dining room, sitting room, games room/sauna, two bedrooms

Outside: Driveway, timber framed garage, steep sloped plot, decking, overgrown garden needing attention.



Partner Agent:



Tenure: Freehold

Local Authority: Broadland District Council. Tel: 01603 4311331

Solicitors: Mason Baggott & Garton, 1 Market Place, Epworth, Doncaster, DN9 1EU. Tel: 01427 872661.

Ref: Mary Smithson.

Viewing: Please call the Auctioneer - 01603 505100

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

48 High Street, Caister-On-Sea, Great Yarmouth, Norfolk NR30 5EH

***GUIDE PRICE: £60,000 - £80,000 (plus fees)**



Freehold for shop premise and PP for two apartments to be developed with the building to the rear of the shop

This is an unusual acquisition to purchase the freehold to the shop premise and to convert the rear two story building into two generous apartments.

The shop is currently leased long term and the buildings to the rear have full planning permission, which has been granted by Great Yarmouth Borough Council, for two apartments to the rear. Reference code 06/19/0232/F

Located in the High Street in the popular coastal town of Caister on Sea which offers a range of amenities and is approximately 3 miles from the larger seaside resort of Gt Yarmouth.

Description:

Retail Premise:

Freehold of long term lease to Minors and Brady Estate Agents

Apartments:

Ground Floor: Lounge, kitchen/diner, two bedrooms, bathroom.

First Floor: Open plan lounge/kitchen, three bedrooms, bathroom.



Tenure: Freehold

Local Authority: Great Yarmouth Borough Council. Tel: 01493 856100

Solicitors: Norton Legal, Unit 8 Beech Avenue, Taverham, Norwich, NR8 6HW. Tel: (01603) 864331.

Ref: Tracy Guest

Viewings: Please call the Auctioneer - Norwich 01603 505100

Additional Fees

Buyer's Premium: £960 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

153, 153a, 154, 154a Bells Road, Gorleston, Great Yarmouth, Norfolk NR31 6AN

*GUIDE PRICE: £140,000 - £160,000 (plus fees)



Investment opportunity comprising two retail units and two flats

An investment opportunity to acquire these two retail premises with two residential flats located above. Currently all let producing £14,628 per annum.

The retail units are currently operating as a home brew shop and a barbers.

Due to Covid-19 we have been unable to access the flats.

Description:

Retail Units: Both retail premises cover 845sq/ft.

Flat 153A (not inspected): Hall, stairs leading to first floor, lounge, kitchen, bedroom, bathroom, garden.

Flat 154A (not inspected): Hall, stairs leading to first floor, lounge, kitchen, bedroom, bathroom, garden.

Outside: Pedestrian access leading to rear derelict workshop.



Tenure: Freehold

Local Authority: Great Yarmouth Borough Council. Tel: 01493 856100

Solicitors: Norton Legal, Unit 8 Beech Avenue, Taverham, Norwich, NR8 6HW. Tel: (01603) 864331. Ref: Tracy Guest.

Energy Performance Certificate (EPC): Current Rating D, D

Viewing: Please call the Auctioneers - 01603 505100

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

98 North Denes Road, Great Yarmouth, NR30 4LN

*GUIDE PRICE: **£130,000 - £150,000** (plus fees)



Four bedroom hall entrance terrace requiring updating

This spacious bay fronted terrace house is to be sold vacant and now in need of updating and redecoration. The property has gas central heating, sealed unit double glazing and a private rear garden. The house would be ideal for investment or owner occupation.

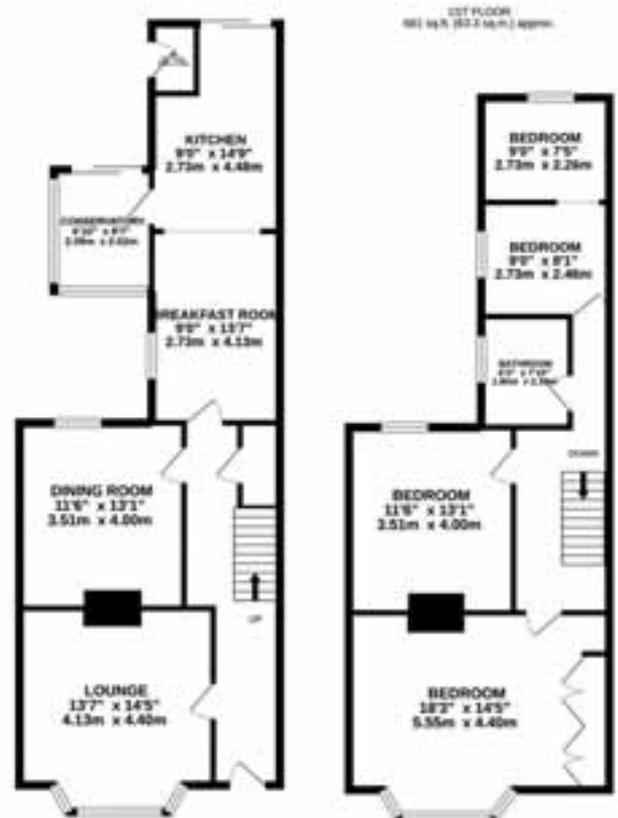
The property is pleasantly situated in a popular part of the town within walking distance of the sea front and approximately half a mile from the town centre.

Description:

Ground Floor: Hall, lounge, dining room, kitchen/breakfast room, conservatory

First Floor: Landing, four bedrooms (bedroom 3 and 4 interconnected), bathroom

Outside: Small front garden, sheltered private rear garden with rear pedestrian access. Outside wc.



Tenure: Freehold

Local Authority: Great Yarmouth Borough Council. Tel: 01493 856100

Solicitors: England & Co, 137 Bells Road, Gorleston, Great Yarmouth, NR31 6AG. Tel: 01493 604990. Ref: Lorna Anderson.

Energy Performance Certificate (EPC): Current Rating D

Viewings: Please call auctioneer

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

135-136 Mill Road, Great Yarmouth, Norfolk NR31 0HS

*GUIDE PRICE: **£100,000 - £120,000** (plus fees)



Mixed use: house, shop and warehouse building Interesting redevelopment opportunity

This lot comprises a three bedroom house, detached two storey shop and detached warehouse. As you look at the main photo the house is on the left, shop on the right and warehouse at the rear all set around an inner yard area.

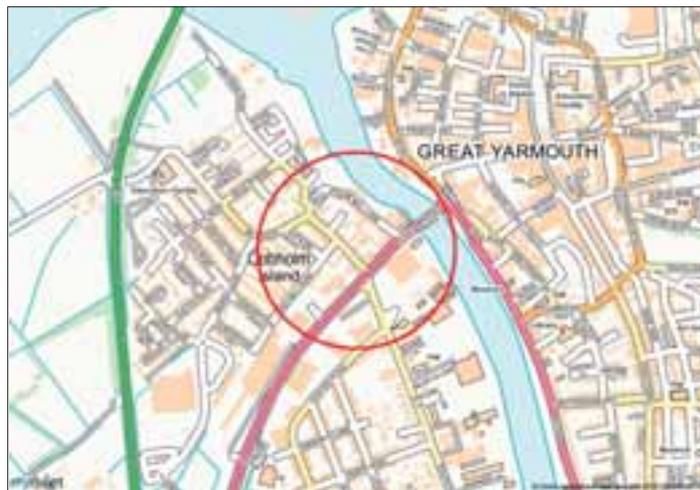
The properties are not listed and there is off road parking in the yard area. Next door a new development of flats has been built. This would appeal to a builder / investor.

Description:

No 135: Attached house comprising kitchen, dining room and sitting room on the ground floor and three bedrooms and bathroom on the first floor. Outside there is an attached lean to. Requires refurbishment.

No 136: Detached former electrical shop comprising shop / office on the ground floor and office and store room on the first floor. Outside there is a w.c. Potential to convert to into residential subject to the necessary consents.

Warehouse: Detached two storey storage building to the rear with electricity.



Partner Agent:



Tenure: Freehold

Local Authority: Great Yarmouth Borough Council. Tel: 01493 856100

Solicitors: Norton Peskett, 18 Church Plain, Great Yarmouth, NR30 1NF. Tel: 01493 849200. Ref: Matthew Breeze

Viewing: Please call the Auctioneer - 01603 505100

Energy Performance Certificate (EPC): Please refer to legal pack

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

70 Marine Parade, Gorleston, Great Yarmouth, Norfolk NR31 6EZ

*GUIDE PRICE: £550,000 - £650,000 (plus fees)



An impressive detached house in a highly favoured location with alternative redevelopment consent for two detached houses

This four bedroom detached house, which is located in a highly favoured position overlooking the sea front, is currently in need of updating and redecoration. However, it also boasts the option of demolition and replacement with two three storey luxury homes. Full details can be found on the Great Yarmouth Borough Council planning website.

The plot is of generous proportions and offers a high degree of privacy and seclusion in the rear garden.

Marine Parade is a highly sought after residential area within a few steps of the beach and convenient for access to all of the town's amenities and shops.

Description:

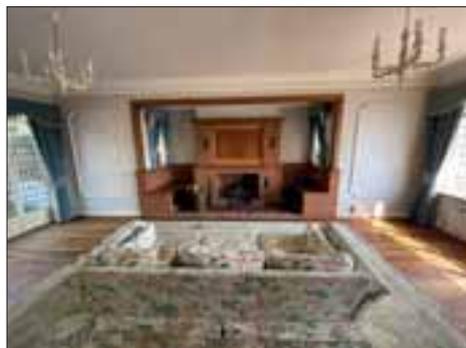
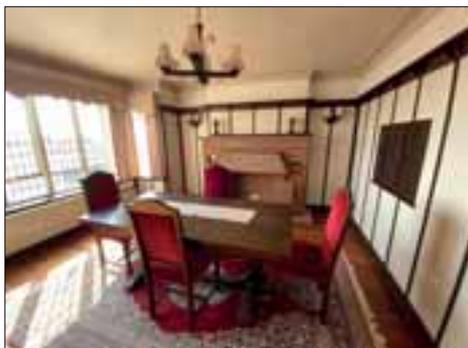
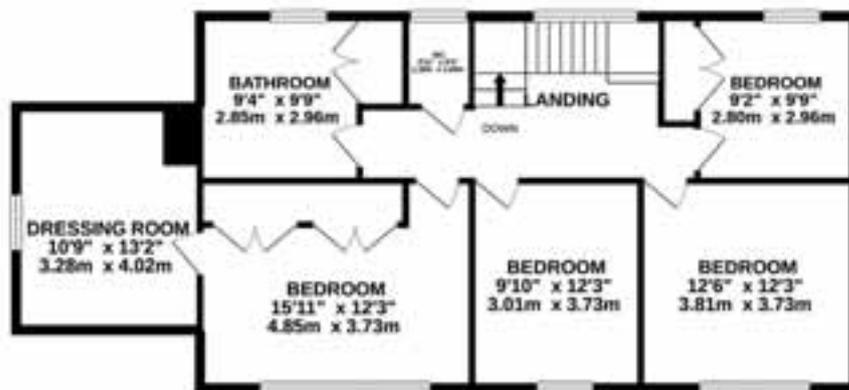
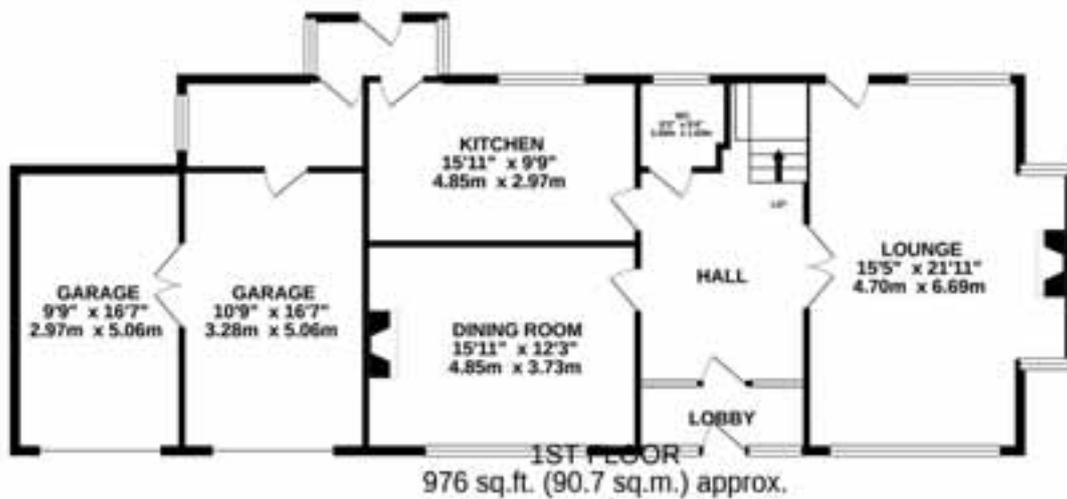
Ground Floor: Entrance lobby, hall, lounge, dining room, kitchen, utility room, cloakroom

First Floor: Landing, master bedroom with ensuite dressing room, three further bedrooms, bathroom, separate wc

Outside: Broad front garden with driveway access to double garage. Fully walled rear garden with lawns and mature weeping willow tree

Planning: Detailed planning permission was granted on appeal for the demolition of the existing house and replacement with two stylish architect designed three storey dwellings. Ref U2615/W18/3197689





Tenure: Freehold
Local Authority: Great Yarmouth Borough Council. Tel: 01493 856100
Energy Performance Certificate (EPC): Current Rating E
Solicitors : Leathes Prior - 74 The Close Norwich tel: 01603 610911 Ref: Lucy Whipps
Viewings: Please call auctioneer on 01603 505100

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

20 Blyburgate, Beccles, Suffolk NR34 9TB

*GUIDE PRICE: **£130,000 - £150,000** (plus fees)



Town centre shop with off road parking
Redevelopment potential

This property is located on Blyburgate, one of the principal routes into the town centre. The area has a strong mix of independent retailers including hairdressers, florists, boutiques and specialty retailers. The property is currently used as offices, however will be sold with vacant possession.

Beccles is a popular market town in the Waveney Valley situated on the A146, around 16 miles southeast of Norwich and 10 miles southwest of Lowestoft.

The Valuation Office Agency website indicates that the 2017 Rateable Value is £4,700. This is not the annual rates payable. Interested parties may wish to note that qualifying occupiers may be entitled to 100% rates relief (£0 payable) on properties with a rateable value of less than £12,000.

Description:

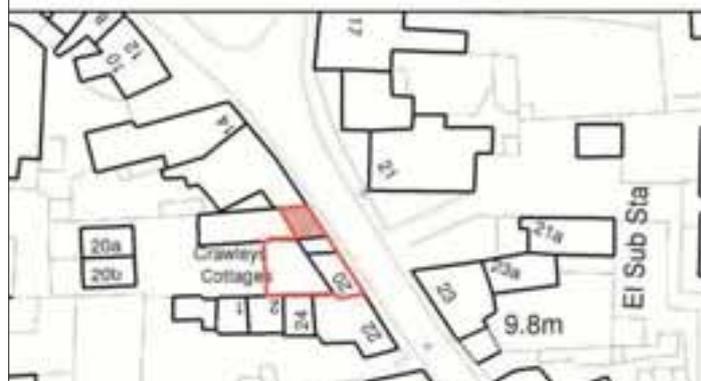
Accommodation:

- Ground Floor: Sales 245 sq ft
- First Floor: Ancillary 413 sq ft
- First Floor: Kitchenette 22 sq ft
- Attic: Storage
- Outside: Four car park spaces to rear accessed via under pass.

Partner Agent :



- Tenure:** Freehold
- Local Authority:** East Suffolk Council. Tel: 0333 016 2000
- Solicitors:** Norton Peskett , 18 Church Plain, Great Yarmouth, NR30 1NF. Tel: 01493 849200. Ref: Matthew Breeze.
- Viewings:** Please call Auctioneer - 01603 505100
- Energy Performance Certificate (EPC):** Current Rating D



Additional Fees

- Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.
- Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

89 Roman Road, Lowestoft, Suffolk NR32 2DQ

***GUIDE PRICE: £70,000 - £80,000 (plus fees)**



Two bedroom terrace house

This well presented two bedroom terrace house is in good decorative order. It was previously let at £475 pcm (£5,700 pa) and is now to be sold with vacant possession. The property benefits from gas fired central heating and has double glazed windows.

It would make an ideal first purchase or appeal to an investor looking for an attractive yield.

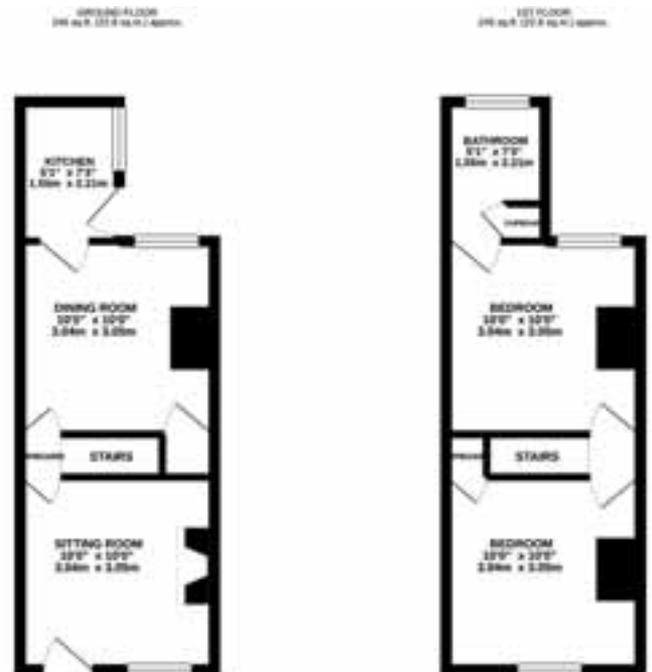
Description:

Ground Floor: Sitting room, dining room, kitchen

First Floor: Two bedrooms, single skin bathroom

Outside: Front patio area with brick retaining wall, rear yard incorporating outside w.c. and brick built shed.

Partner Agent:



Tenure: Freehold

Local Authority: East Suffolk Council. Tel: 0333 016 2000

Solicitors: HKB Wiltshires, 21 Hall Quay, Great Yarmouth, NR30 1HN. Tel: 01493 855676.

Ref: Samantha Brannigan.

Viewing: Please call the Auctioneer - 01603 505100

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Commercial

Showroom, Dingles Hyundai, Lings Wharf, Lowestoft, NR33 0TQ

*GUIDE PRICE:

£10,000 - £15,000 (plus fees)**Modern car showroom building**

This large modern car showroom building is available to remove and re site due to the new Lowestoft river crossing being built making this building surplus to requirements. The building which measures 18m x 10.5m is sectionalised and can be removed in transportable sections to a new site.

The building has double glazed full height windows to three sides and incorporates an office and staff toilet.

Purchasers will need to make their own arrangements regarding obtaining permission to resite the building on their own land.

Description:

Steel framed building 18m x 10.5m 189 square meters (2,034 square feet).

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: See Legal Pack

Local Authority: Waveney District Council. Tel: 01502 562111

Solicitors: Rural Law, Morley St Peter, Wymondham, NR18 9TU. Tel: 01953 456556. Ref: Karen Birchall.

Viewings: Please call auctioneer on 01603 505100

auctionhouse.co.uk/eastanglia

*Description on Auction Information page

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AUCTION HOUSE

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72 Lorne Road, Lowestoft, Suffolk NR33 0RF

*GUIDE PRICE: £85,000 (plus fees)



Three bedroom terrace requiring improvement

This three bedroom end terraced house is in need of some improvement and repair. It is situated less than a mile from the railway station and is close to a broad range of services and amenities on London Road South.

The property has double glazed windows and there is a useful large outbuilding to the rear.

Description:

Ground Floor: Entrance hall, sitting room, dining room, kitchen, bathroom.

First Floor: Landing, three bedrooms (one en-suite shower and wc).

Outside: Small front garden, rear enclosed yard, outbuilding.

Note: There is an unsupported internal wall that has been taken out which is not adequately braced.

On instructions of:



Tenure: Freehold

Local Authority: East Suffolk Council. Tel: 0333 016 2000

Solicitors: Capsticks LLP, Staple House, Staple Gardens, Winchester, SO23 8SR. Ref: Daisy Girvin.

Viewing: Please call the Auctioneers - 01603 505100

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

262 Normanston Drive, Lowestoft, Suffolk NR32 2PS

*GUIDE PRICE: £275,000 - £325,000 (plus fees)


Substantial house for renovation or demolition with planning permission granted for two four bedroom houses

An exciting opportunity to acquire a substantial detached house occupying a generous plot. The site has full planning permission granted for two four bedroom houses and this would mean demolishing the existing property (planning reference DC/19/2550/FUL).

For those of you who finding the house attractive to renovate, the property has had lapsed outline planning for one single storey dwelling to be erected in the rear garden (planning reference DC/17/4570/OUT), so the potential to revisit the planning application, you would need to make your own enquiries with the East Suffolk Council. Of course if you are looking for a project of a property and prefer a large garden, this desirable property would make a great family home.

The property offers three generous bedrooms and bathroom and three reception rooms with small kitchen and cloakroom on the ground floor. Normanston Road is a well known area within Oulton Broad, which is located on the edge of Suffolk coastal town of Lowestoft. Offering great potential for a developer.

Description:

Accommodation: Entrance hall, sitting room, lounge, dining room, kitchen, pantry, cloakroom, landing, three bedrooms and bathroom

Outside: The property has a generous plot in need of attention.


Partner Agent:


Proposed South-East (front) Elevation

Scale 1:50 @A3



Tenure: Freehold

Local Authority: Suffolk County Council

Solicitors: Norton Legal, Unit 8 Beech Avenue, Taverham, Norwich, NR8 6HW. Tel: (01603) 864331.

Ref: Tracy Guest.

Viewing: Please call the Auctioneer - 01603 505100

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

10 Northfield House, 46 High Street, Mundesley, Norwich, Norfolk NR11 8JW

*GUIDE PRICE: £80,000 - £100,000 (plus fees)



Refurbished one bedroom flat situated in a converted period property

Newly refurbished, this first floor one bedroom flat is situated at the front of this period conversion. The owners have developed this property into a number of flats with entry phones and in the process given a parking space to each flat.

Completely modernised throughout, the flat is situated in the coastal resort of Mundesley on the North Norfolk coast and appeals to the holiday market, so would make a great investment as the flats have no restriction for holiday lets and also allow one behaved small pet. Each flat has its own lockable storage shed, great for storage of the windbreaker and inflatables.

The flat is offered on a 99 year lease and is the larger one off two being offered within this auction. The owners have stated once the final flat is sold, the share of the freehold will be offered to the leaseholders.

Description:

Accommodation: Communal entrance, spacious entrance hall, storage cupboard, lounge, kitchen, bedroom, bathroom.

Exterior: Allocated parking space, brick storage shed.

FIRST FLOOR
576 sq ft. (53.5 sq.m.) approx.



Tenure: Leasehold. 99 year lease
Local Authority: North Norfolk District Council. Tel: 01263 513811
Solicitors: Birketts, Kingfisher House, 1 Gilders Way, Norwich, NR3 1UB. Tel: 01603 232300. Ref: Paul Kenrick
Viewing: Please call the Auctioneers - 01603 505100
Energy Performance Certificate (EPC): Current Rating C

Additional Fees
Buyer's Premium: £600 inc VAT payable on exchange of contracts.
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

4 Northfield House, 46 High Street, Mundesley, Norwich, Norfolk NR11 8JW

*GUIDE PRICE: £70,000 - £90,000 (plus fees)



Refurbished one bedroom flat situated in a converted period property.

Newly refurbished, this first floor one bedroom flat is situated at the rear of this period conversion. The owners have developed the property into a number of flats with entry phones and in the process given a parking space to each flat.

Completely modernised throughout, the flat is situated in the coastal resort of Mundesley on the North Norfolk coast and appeals to the holiday market, so would make a great investment as the flats have no restriction for holiday lets and also allow one behaved small pet. Each flat has its own lockable storage shed, great for storage of the windbreaker and inflatables.

The flat is offered on a 99 year lease and is the smaller one of two being offered within this auction. The owners have stated once the final flat is sold, the share of the freehold will be offered to the leaseholders.

Description:

Accommodation: Communal hall, entrance hall, open plan kitchen/living area, bedroom, shower room.

Exterior: Allocated parking space, brick storage shed.

FIRST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



Tenure: Leasehold. 99 year lease
Local Authority: North Norfolk District Council. Tel: 01263 513811
Solicitors: Birketts, Kingfisher House, 1 Gilders Way, Norwich, NR3 1UB. Tel: 01603 232300. Ref: Paul Kenrick.
Viewing: Please call the Auctioneers - 01603 505100
Energy Performance Certificate (EPC): Current Rating C

Additional Fees
Buyer's Premium: £600 inc VAT payable on exchange of contracts.
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Land rear of White House, Rectory Road, Wortham, Suffolk IP22 1SS

*GUIDE PRICE: £60,000 - £80,000 (plus fees)



Single building plot

The plot extends to 0.027ha (0.07ac) stms and has outline planning permission for a one and a half storey detached dwelling.

The plot is set behind an existing row of houses and has an open aspect to the rear. The vast area of common (The Ling) provides a haven for wildlife and has open access for walkers. The site is level and set behind the two properties to the front which have just been renovated.

The Design and Access statement suggests the new dwelling as being one and a half storeys and the block plan indicates a garage being built. The access will be shared with the two properties at the front.

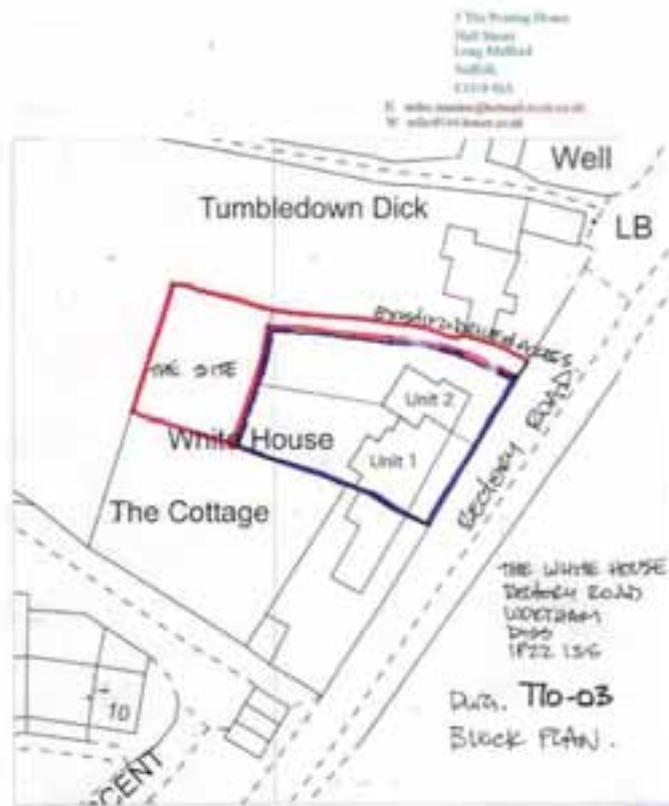
Wortham is a popular North Suffolk village located around eight miles east of Diss and seven miles west of Eye.

Description:

Planning: Outline planning permission was granted by Mid Suffolk Council on 23 November 2018 for a detached dwelling. Application number DC/18/03677. Further details and plans can be found on the public access website of Mid Suffolk District Council midsuffolk.gov.uk/planning.

Services: Mains water and electricity are understood to be available within the vicinity. Drainage will be to a private system.

Note: Please would all interested parties register their interest with the Auctioneers in order that they may be kept up to date with the auctioneers.



Tenure: Freehold

Local Authority: Mid Suffolk District Council. Tel: 01449 724500

Solicitors: Trent Law, 20 The Ropewalk, Nottingham, NG1 5DT. Tel: 0333 3444 397. Ref: Jessica Freeman.

Viewing: Any reasonable time during daylight hours. All persons viewing should be aware that they enter the site entirely at their own risk.

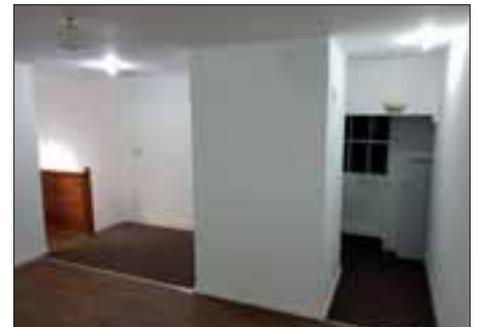
Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

23/24 Broad Row, Great Yarmouth, Norfolk NR30 1HT

*GUIDE PRICE: £80,000 - £90,000 (plus fees)



A mixed use town centre property part let - ideal for investment

This town centre premises comprises of two shops one with live in accommodation and the other with a spacious first floor suite of rooms which also could provide living accommodation as consent has been granted for subdivision into a self contained flat. One of the units is currently let producing £6,000 pa and the other shop and ground floor living accommodation was also recently let for £6,000 pa although is now vacant. Once fully converted the property could potentially deliver an income in the region of £15,000 pa

Broad Row is close to a number of town centre car parks and is a short walk from the Market Place.

Description:

Ground Floor: Shop 1 with one bedroom living accommodation
Shop 2 with access to first floor offices or flat

First Floor: Lounge, kitchen area, shower room, 2 bedrooms.
Planning consent has been granted for the sub division of the first floor into a self contained one bed flat which would be possible subject to a new staircase being installed. this would also allow a separate lock up shop on the ground floor.

Planning: Planning consent was obtained in April 2019 for a conversion of the first floor into a self contained residential flat with separate ground floor access. Ref:06/19/0136



Tenure: Freehold

Local Authority: Great Yarmouth Borough Council. Tel: 01493 856100

Solicitors: Norton Legal, Unit 8 Beech Avenue, Taverham, Norwich, NR8 6HW. Tel: (01603) 864331. Ref: Tracy Guest.

Viewing: Please call auctioneer on 01603 505100.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Land off, Vicarage Road, Wingfield, Diss, Suffolk IP21 5RB

*GUIDE PRICE: £120,000 - £140,000 (plus fees)



Single building plot for detached dwelling

This lot comprises a parcel of land with outline planning permission for a detached dwelling. The site is located within the village settlement boundary but outside of the Conservation Area. Previously there was a caravan on the site, however this has now been removed and only some timber outbuildings remain. The site frontage to Vicarage Road is around 18.5m and the overall site area is around 476 sq/m. The proposal is to create a one and a half storey cottage style dwelling and garage. The permission is outline however indicative plans have been provided.

Wingfield is a popular north suffolk village located around eight miles east of Diss and seven miles west of Eye.

Description:

Planning: Outline planning permission was granted by Mid Suffolk District Council on 15th July 2020 for erection of new replacement dwelling (replacing caravan) and garage. Application number DC/20/01866. Further details and plans can be found on the public access website of Mid Suffolk District Council midsuffolk.gov.uk/planning.

Note: Please would all interested parties register their interest with the Auctioneers in order that they may be kept up to date with the auctioneers.

Partner Agent:



Tenure: Freehold

Local Authority: Mid Suffolk District Council. Tel: 01449 724500

Solicitors: Jackamans, Park House, Mere Street, Diss, IP22 2BG. Tel: 01379 643555 Ref: James Laband.

Viewings: At any reasonable time during daylight hours. All persons viewing should be aware they enter the site entirely at their own risk.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

1 Montegue House, Kent Square, Great Yarmouth, Norfolk NR30 2FG

*GUIDE PRICE: **£60,000 - £70,000** (plus fees)



Ground floor two bedroom flat ready for occupation

This excellent value and well presented two bedroom flat is to be sold with all fixtures, fittings and furniture and is ready for immediate occupation. The property is tastefully decorated with a modern kitchen with built in appliances. White bathroom, all windows are double glazed and there is a gas central heating system.

The flat also benefits from a private outside courtyard area and is within a few minutes walk of the sea front and town centre shops.

Description:

Ground Floor: Shared entrance hall, door to private hallway, lounge with kitchen area, 2 bedrooms, bathroom

Outside: Small private courtyard area



Tenure: Leasehold

Local Authority: Great Yarmouth Borough Council. Tel: 01493 856100

Solicitors: England & Co - 7 and 8 South Quay Great Yarmouth NR30 2QN tel: 01493 844 308 Ref: Vicky Hurren

Viewing: Please call the Auctioneer - Norwich 01603 505100

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Flat 4, 2 Back Hamlet, Ipswich, Suffolk IP3 8AJ

***GUIDE PRICE: £60,000 - £70,000 (plus fees)**



An individual ground floor flat close the the Waterfront.

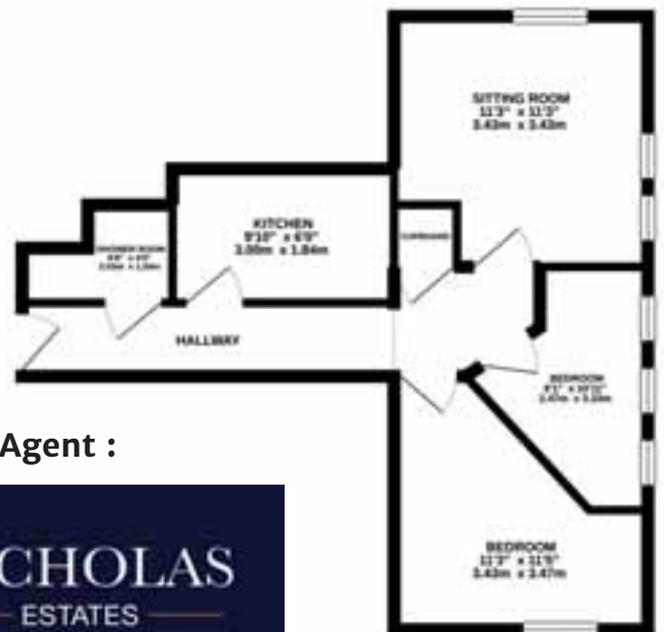
This ground floor flat, which is offered for sale with immediate vacant possession, is situated just a stones throw from the vibrant Waterfront with its excellent range of bars and restaurants and the wide range of amenities within the town centre are just a few minutes walk away.

The two bedroom accommodation benefits from double glazing, electric panel heating and is presented ready to go for occupation.

Likely to be of strong interest to both owner occupiers and investors looking to start or add to their portfolio and priced to sell, we certainly advise booking a viewing appointment.

Open Viewings have been scheduled for Thurs 20/8, Tues 25/8 and Tues 1/9.. **APPOINTMENT ESSENTIAL**, please call our Ipswich office on 01473 558888 to be allocated a time slot on your preferred day.

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



Partner Agent :



Tenure: Leasehold. 125 years from 2003
Local Authority: Ipswich Borough Council. Tel: 01473 432000
Solicitors: Smith & Co Solicitors, Clarence House, 21 St Margaret's Green, Ipswich, IP4 2BN. Tel: 01473 226231. Ref: Tom Penn.
Energy Performance Certificate (EPC) Current Rating : C
Viewing: Open days - to be confirmed.

Additional Fees
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

39 Greville Starkey Avenue, Newmarket, Suffolk CB8 0BX

***GUIDE PRICE: £175,000 - £195,000 (plus fees)**



Three bedroom mid terraced property in good order throughout - offers great investment opportunity

Mid terraced house offering generous accommodation, which is situated on the west side of the bustling market town of Newmarket.

The property offers modern accommodation and is generally in good order, however it has recently been tenanted so is in need of some minor decoration. Offering three good sized bedrooms, modern bathroom a spacious lounge/diner and fitted kitchen. Ideal property for an investment opportunity.

Newmarket is well known for the local horse racing facility and has a great high street providing a wide range of amenities.

Description:

Accommodation: Entrance hall, cloakroom, kitchen, lounge/diner, landing, three bedrooms, bathroom.

Outside: Front garden incorporating a timber framed studio with wash facilities and kitchen area. Enclosed rear garden with patio area, artificial grass and a timber decked area.



NOTE: ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE BUYER SHOULD VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO PURCHASE. THE SELLER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS FLOOR PLAN.

Tenure: Freehold

Local Authority: West Suffolk Council 01284 763233

Solicitors: Fraser Dawbarns, 7 Bartholemews Walk, Ely, CB7 4EA. Tel: 01353 383483.

Ref: Eileanora Ni-Charthaig.

Energy Performance Certificate (EPC): Current Rating C

Viewing: Please call the Auctioneer - 01473 558 888

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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2 Thatched Cottages, Top Road, Rattlesden, Suffolk IP30 0SJ

***GUIDE PRICE: £140,000 - £160,000 (plus fees)**



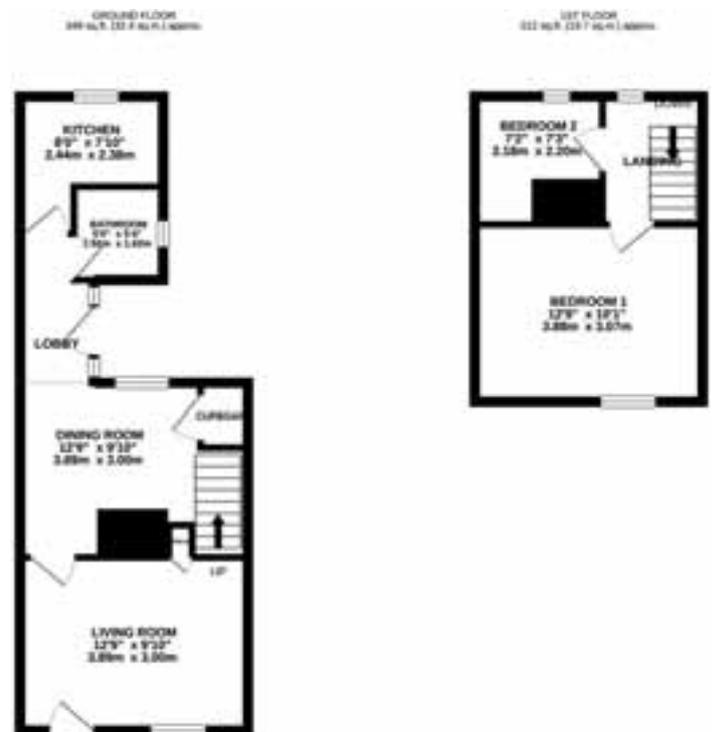
A charming period tenanted cottage in a lovely rural location.

This delightful Grade II Listed terraced cottage is believed to date back to the 17th Century and offers a wealth of character with latched doors and exposed timbers.

The village of Rattlesden is located some 5 miles from the town of Stowmarket which offers a wide range of amenities and easy access tot he A14 trunk Road. The larger towns of Bury St Edmunds and Ipswich are some 12 & 21 miles distant respectively.

The property is well presented throughout, benefits from an allocated parking space, has open farmland aspects to the front and rear and is currently let on a 12 month AST from August 2018 at a rent of £595 per calendar month (£7140 per annum).

We believe this to represent a solid investment opportunity with considerable capital growth potential.



Tenure: Freehold

Local Authority: Mid Suffolk District Council. Tel: 01449 724500

Solicitors: Attwells Solicitors, Sun Buildings, 35-37 Princes Street, Ipswich, IP1 1PU. Tel: 01473 229857. Ref: Tanya Warnes

Energy Performance Certificate (EPC): Current Rating N/A

Viewings : By appointment - please call auctioneer on 01473 558 888

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

44A High Street, Leiston, Suffolk IP16 4EW

*GUIDE PRICE: **£50,000 - £60,000** (plus fees)



A well proportioned first floor flat requiring improvement.

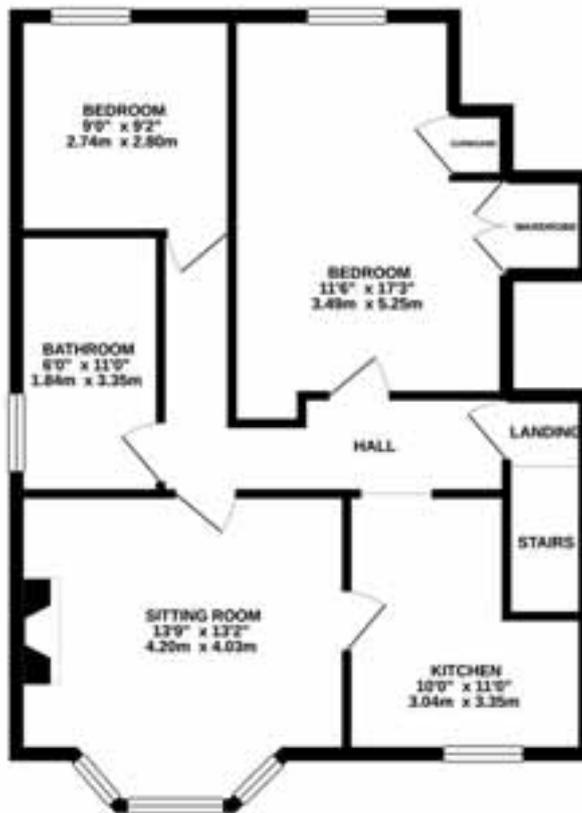
Situated in the heart of the town centre is this spacious first floor flat which is in need of some improvements.

Leiston offers a good range of amenities and is well placed for access to Thorpeness, Aldeburgh and Southwold along the Suffolk Heritage Coast.

The property offers two bedroom accommodation which is accessed by its own front door from the street and is held on a 999 year lease with a ground Rent of just £50 per annum.

This is a first class investment opportunity which offers good potential for a strong rental yield.

Open Viewings have been scheduled for Friday 21/8, Thurs 27/8 and Wed 2/9. **APPOINTMENT ESSENTIAL**, please call our Ipswich office on 01473 558888 to be allocated a time slot on your preferred day.



Tenure: Leasehold. 999 years from January 2005

Local Authority: East Suffolk Council. Tel: 0333 016 2000

Solicitors: Attwells Solicitors, Sun Buildings, 35-37 Princes Street, Ipswich, IP1 1PU. Tel: 01473 229857. Ref: Tanya Warnes.

Viewing: Open days - to be confirmed.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

10 Beechwood Close, Exning, Newmarket, Suffolk CB8 7EL

*GUIDE PRICE: £350,000 - £375,000 (plus fees)



A four bedroom linked detached house requiring minor updating in a popular village setting

This vacant detached house which is in an attractive position would benefit from some minor updating and redecoration. The property benefits from gas central heating, sealed unit double glazing and could be sold with some of the existing furniture and fittings. The property which has pleasant and established gardens would make an excellent family home or as a productive investment. Exning is a sought after village near the A14 with useful a range of shops and amenities although a more comprehensive range of facilities can be found in Newmarket (3 miles) Cambridge (13 miles) and Bury St Edmunds (14 miles)

Description:

Ground Floor: Hall, lounge, dining room, kitchen/breakfast room, cloakroom

First Floor: Landing, four bedrooms, bathroom

Outside: Mainly lawned front garden with driveway access to double garage. Private established rear garden also with lawn and well stocked borders, garden shed.

Tenure: Freehold

Solicitors: Hunt and Coombs Solicitors, 4 New Street, Oundle, PE8 4ED. Tel: 01832 273506.

Energy Performance Certificate (EPC): Current Rating D

Viewing: Please call auctioneer on 01603 505100



Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Chilham House, Wellington Street, Newmarket, Suffolk CB8 0HT

***GUIDE PRICE: £200,000** (plus fees)



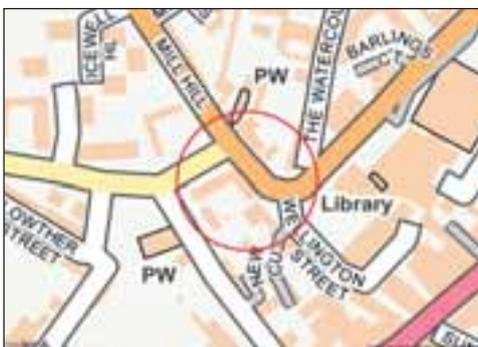
A recently refurbished townhouse with three letting rooms.

This recently refurbished townhouse is situated in the heart of the town with a wide range of amenities available within easy walking distance.

Newmarket is the country's flat racing capital and is easily accessible from the A14 trunk road, the town of Bury St Edmunds and university city of Cambridge are both around 14 miles distant.

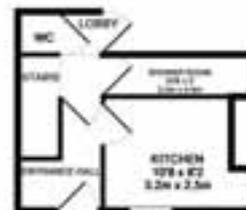
The property provides three letting rooms, two of which are en-suite and are fully occupied producing an income of £1360 per calendar month (£16,320 per annum).

This opportunity represents a solid investment with a gross yield of over 8% relative to the very competitive Guide Price.

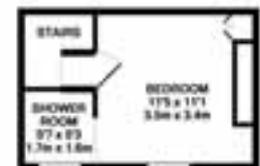


FIRST FLOOR
APPROX. FLOOR AREA 146 SQ. FT. (13.2 SQ. M.)

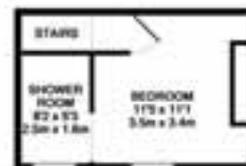
TOTAL APPROX. FLOOR AREA 781 SQ. FT. (72.4 SQ. M.)
Measurements are approximate. See the legal pack for further details and see www.auctionhouse.co.uk



GROUND FLOOR
APPROX. FLOOR AREA 147 SQ. FT. (13.5 SQ. M.)



FIRST FLOOR
APPROX. FLOOR AREA 179 SQ. FT. (16.5 SQ. M.)



SECOND FLOOR
APPROX. FLOOR AREA 188 SQ. FT. (17.3 SQ. M.)

Tenure: Freehold

Local Authority: Forest Heath District Council. Tel: 01638 719000

Solicitors: Stuart Appleman, Eversleys, Percy House, 363 Liverpool Road, London, N1 1NL. Tel: 0207 6070001.

Energy Performance Certificate (EPC): Current Rating D

Viewings: Please call auctioneer on 01473 558 888

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Custom Bikes, Livermere Road, Troston, Bury St Edmunds, Suffolk IP31 1ER

*GUIDE PRICE: **£150,000** (plus fees)



Prominent garage workshop and showroom site with development potential

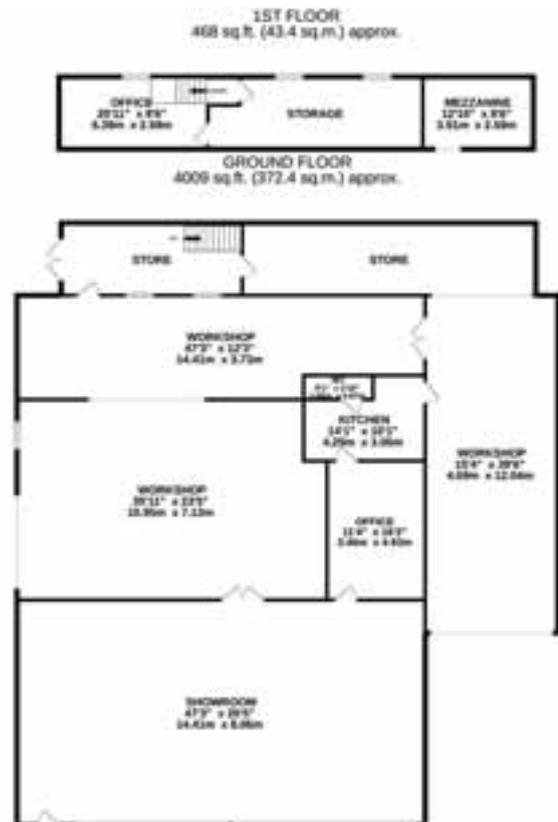
This classic former filling station has been successfully run as a bespoke showroom for motorbikes with extensive workshop space and offices. The site may also offer a redevelopment opportunity for commercial or residential development subject to planning permission. The premises extends to 487 square meters (5244 square feet) which includes a first floor mezzanine and offices.

There is ample parking and good access to Bury St Edmunds and Thetford which are approximately 8 miles from the property.

Description:

Accommodation: Showroom, office, kitchen, wc, various workshops and storage areas, first floor mezzanine and offices

Outside: Large forecourt with canopy vehicular access to both sides of the existing building.



Tenure: Freehold

Local Authority: Suffolk County Council

Solicitors: Benjamin Jerome, Gudgeons Prentice Solicitors, Buttermarket, Stowmarket, IP14 1ED. Tel: 01449 613101.

Vewing: Please call the Auctioneer - 01473 558 888

Energy Performance Certificate (EPC): Please refer to legal pack

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

200 High Street, Wickham Market, Woodbridge, Suffolk IP13 0RF

***GUIDE PRICE: £175,000 - £200,000 (plus fees)**



A former high street retail premises with Planning for residential conversion.

Having traded as a cycle shop for many years, this prominent high street building could either be utilised for retail purposes to its existing c.2500 sq ft or given a new lease of life as a stylish home extending to around 1500 sq ft.

Wickham Market is a highly desirable larger village just off the A12 trunk road some 5 and 13 miles from Woodbridge and Ipswich respectively. Southwold, Aldeburgh and Thorpeness on the Suffolk Heritage Coast are also readily accessible.

Planning Permission under Application No. DC/19/2869/FUL was granted in September 2019 by East Suffolk Council for conversion into a 3 bedroom, 2 bathroom dwelling with garden and parking space for 2 cars, the drawings and Planning documentation are available within the online Legal Pack. New gas, electricity and water supplies have very recently been brought to the property at considerable cost to the Vendor.

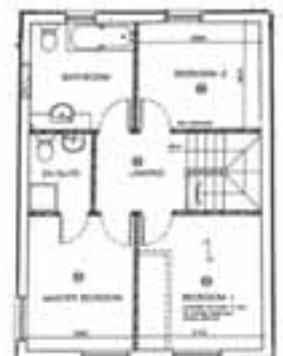
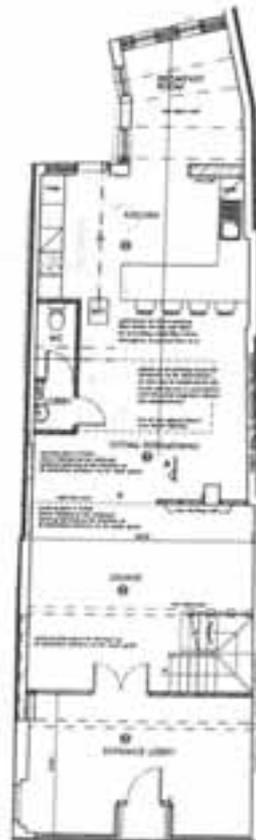
A first class development opportunity which will no doubt attract broad attention and prospective purchasers may also be interested in the land to the rear which is being offered separately as the next Lot in the catalogue.

Open Viewings have been scheduled for Fri 21/8, Thurs 27/8 and Wed 2/9. APPOINTMENT ESSENTIAL, please call our Ipswich office on 01473 558888 to be allocated a time slot on your preferred day.

Partner Agent :



Tenure: Freehold
Local Authority: East Suffolk Council. Tel: 0333 016 2000
Solicitors: BTMK Solicitors, Madison House, 100 Alexandra Road, Southend-on-Sea, SS1 1HQ. Tel: 01702 238511. Ref: Ian Powell.
Viewings: Open days - to be confirmed.



Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

50

Land

Land at rear of 200 High Street Wickham Market, Woodbridge, Suffolk IP13 0RF

*GUIDE PRICE:

£15,000 - £20,000 (plus fees)

A village centre parcel of land with speculative potential.

Set back from the road with vehicular access on the fringe of the village centre is this parcel of land extending to approximately 0.135 acres (0.0546 hectares).

Wickham Market is a much sought after village just off the A12 trunk road and some 5 & 13 miles from Woodbridge and Ipswich respectively.

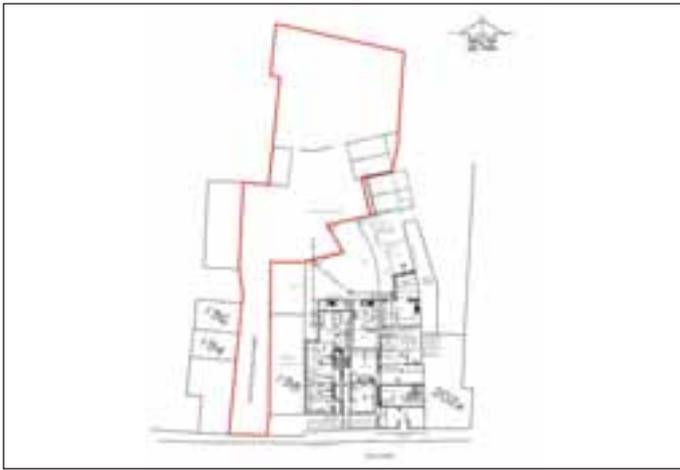
The land is relatively clear and potentially suited to a number of uses including development subject to Planning Permission.

Opportunities of this nature rarely present themselves and in our opinion represents a very interesting speculative purchase which warrants close attention.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Partner Agent:



Tenure: Freehold

Local Authority: East Suffolk Council. Tel: 0333 016 2000

Solicitors: BTMK Solicitors, Madison House, 100 Alexandra Road, Southend-on-Sea, SS1 1HQ. Tel: 01702 238511. Ref: Ian Powell.

Viewing: Any reasonable time during daylight hours. All persons viewing should be aware they enter entirely at their own risk.

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*Description on Auction Information page



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9 Centre Vale, Dersingham, Kings Lynn, Norfolk PE31 6JR

***GUIDE PRICE: £180,000 - £200,000 (plus fees)**



**Three bedroom detached bungalow.
Part non-standard construction**

This three bedroom detached bungalow is positioned off a private road in the highly desirable location of Dersingham.

The property offers the flexibility to be used as a three bedroom or a two bedroom with a self contained one bedroom annexe. Further benefits include gas central heating, double glazing, ample off road parking to front and a secluded mature garden to rear.

Dersingham village has a good selection of amenities and is located within a mile of Sandringham. There are bus routes to Hunstanton and Kings Lynn town centre with its wide range of shopping facilities as well as mainline rail link to Cambridge and London Kings Cross.

Description:

Accommodation: Entrance hall, living room, dining room, kitchen, utility room, three bedrooms, bathroom, shower room.

Outside: Ample off road parking to front and mature secluded garden to rear.

Note: The property benefits from solar panels, which are owned by the current vendor.

GROUND FLOOR



THESE PLANS AND DIMENSIONS ARE APPROXIMATE AND SHOWN FOR INFORMATION ONLY. THE BUYER SHOULD VERIFY THE ACCURACY OF THE INFORMATION AND MEASUREMENTS BY VISITING THE PROPERTY AND MEASURING THE PROPERTY THEMSELVES. THE BUYER SHOULD ALSO CHECK THE LOCAL AUTHORITY RECORDS FOR THE PROPERTY TO ENSURE THAT THE PLANS AND DIMENSIONS SHOWN ARE CORRECT.

Tenure: Freehold

Local Authority: Kings Lynn and West Norfolk Borough Council. Tel: 01553 616200

Solicitors: Metcalfe Copeman & Pettefar, Cage Lane, Thetford, IP24 2DT. Tel: 01842 756100.

Ref: Andrew Davies.

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Holmwood 56 The Stitch, Friday Bridge, Wisbech, Cambridgeshire PE14 0HY

*GUIDE PRICE: **£130,000** (plus fees)



A detached 2 bedroom house in need of modernisation set within a plot 296 ft x 41ft

This detached 2 bedroom house is set within a generous plot of in the popular village of Friday Bridge. The property is in need of improvement and would be a great project for a builder developer.

Friday Bridge is south of Wisbech and offers a shop, primary school village hall and village church. Wisbech offers more extensive facilities.

Description:

Ground Floor: Hall, lounge, dining room, kitchen, utility, W.C. conservatory and lean-to

First Floor: Two bedrooms and a bathroom

Outside: Two timber garages. Gardens and parking to side. Plot is 41ft frontage 296ft depth.



Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Tenure: Freehold

Local Authority: Fenland District Council. Tel: 01354 654321

Solicitors: Leathes Prior, 74 The Close, Norwich, NR1 4DR. Tel: 01603 281012. Ref: Stephen Wilson.

Energy Performance Certificate (EPC): Current Rating E

Viewing: Please call the Auctioneer - 01733 889 833

Tywell Cottage, 41 Town Street, Upwell, Wisbech, Cambridgeshire PE14 9DA

*GUIDE PRICE: **£100,000** (plus fees)



Three bedroom terrace house in need of modernisation

This mid terrace house offers some character with its beamed ceilings and inglenook fireplace and would be an ideal project for an owner occupier or investor.

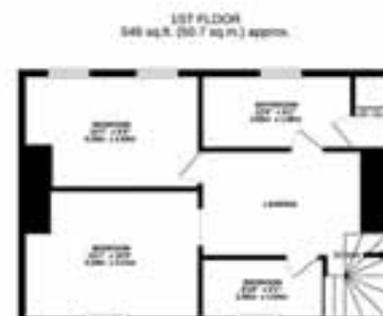
The village of Upwell is located on the edge of the Fens just into Norfolk. To the east is Downham Market with its mainline railway station providing access to Cambridge and London Kings Cross.

Description:

Ground Floor: Living room, kitchen/ breakfast room, dining room, utility, lean-to and WC

First Floor: Three bedrooms, bathroom

Outside: Rear garden



Tenure: Freehold

Local Authority: Kings Lynn and West Norfolk Borough Council. Tel: 01553 616200

Solicitors: Lifetime Solicitors, Unit 3, Southview Business Centre, Tinwell Road, Stamford, PE9 2JL. Tel: 03332417675. Ref: Sharon Minter.

Viewing: Please call the Auctioneer - 01553 777 773

Energy Performance Certificate (EPC): Please refer to legal pack

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

39 West Street Gardens, Stamford, Lincolnshire PE9 2QB

*GUIDE PRICE: **£155,000** (plus fees)



A vacant two bedroom end terrace house on the edge of the historic town of Stamford

This 2 bedroom end terrace house is in need of updating and has a potential rental income of £750 per calendar month once improved.

The property has two bedrooms, lounge, kitchen and a utility room. The garden to the rear is a corner plot.

Stamford is located off the A1 north of the cathedral city of Peterborough and offers a variety of shops and recreational facilities with a main line railway station.

Description:

Ground Floor: Hall, lounge, kitchen, utility room

First Floor: Two bedrooms, bathroom.

Outside: Gardens to front and rear.



Tenure: Freehold

Local Authority: South Kesteven District Council. Tel: 01476 406080

Solicitors: Darby Law, Fore Street, Marychurch, Torquay, TQ1 4PR. Tel: 01803 313656. Ref: Jonathan Parker.

Energy Performance Certificate (EPC): Current Rating D

Viewing: Please call the Auctioneer - 01733 889833

Additional Fees

Buyer's Premium: £600 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

1 Waltham Walk, Eye, Peterborough, Cambridgeshire PE6 7XE

*GUIDE PRICE: **£200,000** (plus fees)



A detached 3 bedroom bungalow offered with vacant possession

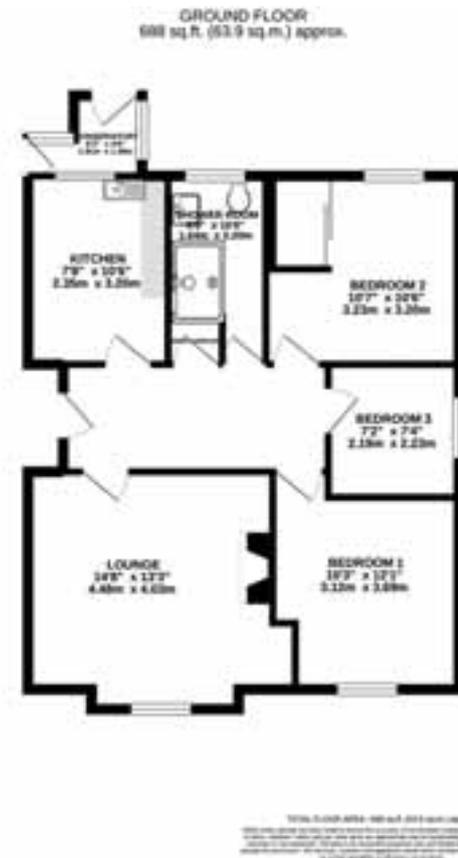
This detached three bedroom bungalow is offered with vacant possession and offers good sized accommodation with a recently re fitted kitchen and shower room. The property offers a garage and garden at rear.

The village of Eye is located just outside Peterborough and offers local facilities with more facilities found at the city centre including a main line rail link into London Kings Cross.

Description:

Accommodation: Hall, lounge, kitchen, 3 bedrooms, shower room

Outside: Garden to front and rear with a drive and garage to side



Tenure: Freehold

Local Authority: Peterborough City Council. Tel: 01733 747474

Solicitors: Hegarty & Co, 48 Broadway, Peterborough, PE1 1YW. Tel: 01733 346333. Ref: Sarah Bent.

Energy Performance Certificate (EPC): Current Rating D

Viewings: Please call auctioneer on 01733 889 833

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

109 Tennyson Road, Kings Lynn, Norfolk PE30 5PA

*GUIDE PRICE: £190,000 (plus fees)



A 6 bedroom end of terrace HMO with parking opposite Kings Lynn Town Football Club

This 6 bedroom House of Multiple Occupancy (HMO) is an ideal investment opportunity and is conveniently located near to the town centre with its wide range of shopping facilities and main line railway station with links to Cambridge and London Kings Cross.

All 6 rooms have en-suite shower rooms with gas central heating and uPVC double glazing. There is a communal room, kitchen, utility, conservatory and an enclosed rear courtyard garden. There is also ample off road parking to the side.

The current rent for the rooms range between £90-120 per week each. The rents received for the last financial year accumulated to £26,340.

Description:

Ground Floor: Three bedrooms all with en-suite shower rooms, communal room, kitchen, utility and conservatory

First Floor: Three bedrooms all with en-suite shower rooms

Outside: Courtyard garden, off road parking to side.

Viewings: Open viewings can be scheduled – APPOINTMENT ESSENTIAL – please contact the King's Lynn office on 01553 777773 to be allocated a time slot on the next viewing day



Tenure: Freehold

Local Authority: Kings Lynn and West Norfolk Borough Council. Tel: 01553 616200

Solicitors: Fraser Dawbarns, 29 London Road, Downham Market, PE38 9AS. Tel: 01366 381810. Ref: Iain Grimes.

Viewing: Please call the Auctioneer – 01553 777 773

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

8 Homeland Road, Kings Lynn, Norfolk PE30 2PP

*GUIDE PRICE: £200,000 - £250,000 (plus fees)



A superb investment opportunity to purchase this 7 bedroom semi detached HMO close to Kings Lynn town centre

This 7 bedroom House of Multiple Occupancy (HMO) is conveniently located near to the town centre with its wide range of shopping facilities and main line railway station with links to Cambridge and London Kings Cross.

Four of the rooms have an en-suite shower and the property has gas central heating. There is a communal kitchen and dining room, laundry room and an enclosed rear garden with raised decking area. There is also off road parking to front.

The current rent for the rooms range between £90-120 per week each. The rents received for the last financial year accumulated to £30,520.

Description:

Ground Floor: Entrance hall, three bedrooms (2 with en-suite shower room), kitchen, dining room, utility, shower room

First Floor: Four bedrooms (3 with en-suite shower room), bathroom

Outside: Rear garden with raised decking area, off road parking to front.

Viewings: Open viewings can be scheduled - APPOINTMENT ESSENTIAL - please contact the King's Lynn office on 01553 777773 to be allocated a time slot on the next viewing day



Tenure: Freehold

Local Authority: Kings Lynn and West Norfolk Borough Council. Tel: 01553 616200

Solicitors: Fraser Dawbarns, 29 London Road, Downham Market, PE38 9AS. Tel: 01366 381810. Ref: Iain Grimes.

Viewing: Please call the Auctioneer - 01553 777 773

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Mixed Use Investment

49 & 49a Post Street, Godmanchester, Huntingdon, Cambridgeshire PE29 2AQ

*GUIDE PRICE: **£330,000 - £350,000** (plus fees)



A mixed use property: offices and a tenanted two bedroom first floor flat - redevelopment potential stpp

This mixed use property is located in the centre of the historic town of Godmanchester and offers five offices in the main building and three further offices in a separate annexe with a yard to the rear of the property. The annexe and external W.C. has some plans for re development but no planning permission. The offices are air conditioned.

The first floor flat offers two bedrooms living room kitchen, utility and a bathroom. The first floor flat is currently let on a SHT providing an income of £5,000 pa. The current tenant has been in occupation for 18 years.

The site offers the possibility of redevelopment with the necessary planning permission.

Godmanchester offers local facilities with more extensive facilities found at Huntingdon with its main line rail link into London Kings Cross.

Description:

Ground Floor: Entrance lobby, four offices, kitchen, w.c.

First Floor: Office

First Floor Flat: Hall, kitchen, lounge, two bedrooms, bathroom, utility room

Annexe: Three offices, reception area, w.c.

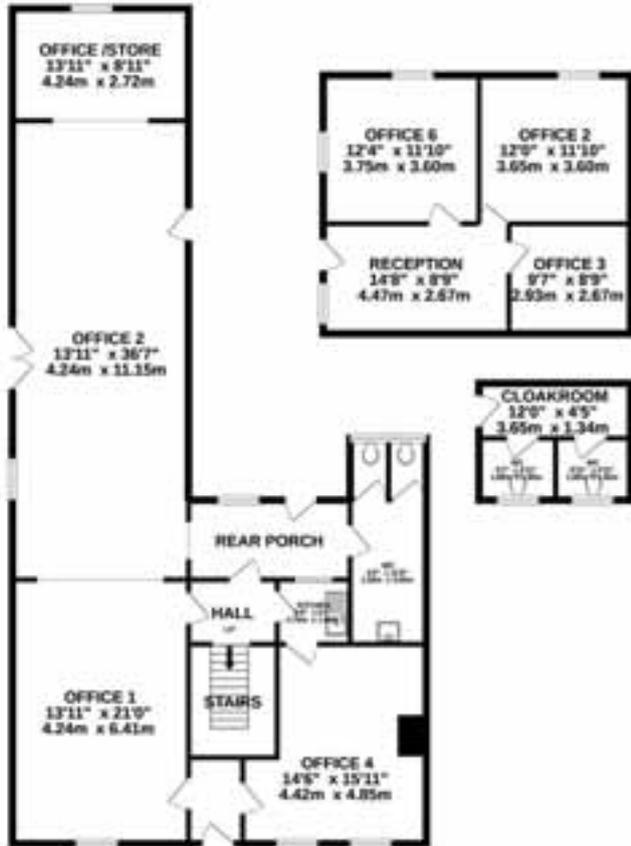
Outside: Rear yard 24.4m x 4.0m.



Partner Agent:



GROUND FLOOR
2075 sq ft (192.8 sq m.) approx.



1ST FLOOR
1101 sq ft (102.3 sq m.) approx.



TOTAL FLOOR AREA - 3176 sq ft (295.1 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The contents, fixtures and appliances shown here are not deemed to be guaranteed as to their operability or efficiency nor fit given. Made with Metaphor v2.0.0



Tenure: Freehold

Local Authority: Huntingdonshire District Council

Solicitors:

Viewing: Please call the Auctioneer - 01733 889833.

We have no access to the flat due to Covid 19 conditions.

Energy Performance Certificate (EPC): Current Rating E, D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Have you got a property to sell?

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Properties for Improvement



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**AUCTION
HOUSE**

58 Elm High Road, Wisbech, PE14 0DQ

***GUIDE PRICE: £100,000 - £120,000 (plus fees)**



A Three bedroom semi detached house offered with a tenant providing a rental income of £750 pcm.

This three bedroom semi detached house is offered with a tenant providing an annual income of £9,000. The property offers a Hall, W.C. Lounge and a Kitchen with three Bedrooms and a Bathroom on the first floor. Outside provides gardens to back and front with parking at the rear.

Wisbech offers a variety of shopping and recreational facilities together with the A47 trunk road providing road links to Peterborough and Kings Lynn.

Description:

Ground Floor: Hall, Lounge, Kitchen and a W.C.

First Floor: Three Bedrooms and a Bathroom

Outside: Gardens to front and rear and parking at the rear.

Note: These details have been taken from no 62 as no access to the other units

Viewings: We have no access to this property however a video is available of no 62 on our website.



Tenure: Freehold

Local Authority: Fenland District Council. Tel: 01354 654321

Solicitors: Serjeant & Son, 3-5 Great Whyte, Ramsey, Huntingdon, PE26 1HE. Tel: 01487 812325. Ref: Kristine Burton.

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

60 Elm High Road, Wisbech, PE14 0DQ

***GUIDE PRICE: £100,000 - £120,000 (plus fees)**



A Three bedroom semi detached house offered with a tenant providing a rental income of £750 pcm.

This three bedroom semi detached house is offered with a tenant providing an annual income of £9,000. The property offers a Hall, W.C. Lounge and a Kitchen with three Bedrooms and a Bathroom on the first floor. Outside provides gardens to back and front with parking at the rear.

Wisbech offers a variety of shopping and recreational facilities together with the A47 trunk road providing road links to Peterborough and Kings Lynn.

Description:

Ground Floor: Hall, W.C. Lounge and a Kitchen

First Floor: Three Bedrooms and a Bathroom.

Outside: Gardens to front and rear with parking at the rear.

Note: The details we have taken are from no 62 as no access to no 60.

Viewings: We have no access to this property however we have a video tour of no 62 available on our website.



Tenure: Freehold

Local Authority: Fenland District Council. Tel: 01354 654321

Solicitors: Serjeant & Son, 3-5 Great Whyte, Ramsey, Huntingdon, PE26 1HE. Tel: 01487 812325. Ref: Kristine Burton.

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

62 Elm High Road, Wisbech, PE14 0DQ

***GUIDE PRICE: £100,000 - £120,000 (plus fees)**



A Three bedroom semi detached house on the edge of Wisbech with a current income of £750 pcm.

This three bedroom semi detached house is tenanted with an income of £9,000 pa. The property offers a lounge, kitchen, clks W.C. and three bedrooms and a bathroom on the first floor. Outside provides a garden and parking at rear.

Wisbech offers a variety of shopping and recreational facilities and the A47 providing road links to Peterborough and Kings Lynn.

Description:

Ground Floor: Hall, Lounge, Kitchen and a W.C.

First Floor: Three Bedrooms and a Bathroom.

Outside: Gardens to front and rear. Parking at rear.

Viewings: Unfortunately we have no access to this property as they are tenanted – however we have a video tour available on our website.



Tenure: Freehold

Local Authority: Fenland District Council. Tel: 01354 654321

Solicitors: Serjeant & Son, 3-5 Great Whyte, Ramsey, Huntingdon, PE26 1HE. Tel: 01487 812325. Ref: Kristine Burton.

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Holborn House, Newton Road, Castle Acre, Kings Lynn, Norfolk PE32 2AX

*GUIDE PRICE: **£170,000 - £190,000** (plus fees)



Semi detached cottage requiring modernisation

Located in the popular North Norfolk village of Castle Acre this two bedroom semi-detached cottage now requires a program of updating and redecoration to realise its full potential. The property has a wealth of period features including inglenook fireplace, exposed beams and brickwork. The property benefits from off road parking for several vehicles and a private rear garden which also requires attention.

Castle Acre benefits from an attractive North Norfolk location within easy travelling distance of the North Norfolk coast, and is approximately 3 miles north of Swaffham where there are a comprehensive range of shops and amenities.

Description:

Ground Floor: Hall, lounge, dining room, kitchen, utility room, study/bedroom 3, bathroom

First Floor: Landing, 2 bedrooms

Outside: Front garden providing off road parking and outside store. Private rear garden



Tenure: Freehold

Local Authority: Kings Lynn and West Norfolk Borough Council. Tel: 01553 616200

Solicitors: Ward Gethin Archer, 11 London Street, Swaffham, PE37 7BW. Tel: 01760 727019. Ref: Philip Hasler

Viewings: Please call the Auctioneer - Norwich 01603 505100

Energy Performance Certificate (EPC): Please refer to legal pack.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Haggard Wood, Grange Road, Flixton, Suffolk NR35 1NT

*GUIDE PRICE: **£25,000 - £35,000** (plus fees)



1.75 acres of mature woodland with long road frontage

A delightful parcel of historic woodland which extends to approximately 1.75 acres (stms). The land has a long road frontage onto Grange Road and currently contains a variety of mature trees, mostly Sycamore and some self seed, along with established fauna. There is a brook passing through the land and a pond area which we believe was a former 19th century sand pit for Abbey Farm. The woodland is full of wildlife and the area is adjoining open picturesque farmland and further wooded areas.

Purchasers will need to make their own enquiries regarding any alternative use.

The land lays to the south of Flixton village between the towns of Bungay and Harleston.

Note:

Please would all interested parties register their interest with the Auctioneers in order that they may be kept up to date with any developments.



Tenure: Freehold

Local Authority: East Suffolk Council. Tel: 0333 016 2000

Solicitors: Bawtrees, 65 Newland Street, Witham CM8 1AB. Tel: 01376 513491. Ref: Chris Gill

Viewing: Any reasonable time during daylight hours. All persons viewing should be aware that they enter the site entirely at their own risk.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £954 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



**AUCTION
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We welcome enquiries from any Estate, Letting or Commercial Agent who are looking to offer an alternative service to their clients. Working with us can ensure a listing isn't lost to an auction competitor or other agent in the local area.

For all enquiries visit auctionhouse.co.uk

ANTI-MONEY LAUNDERING EXPLAINED

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

New Regulations have now been introduced that require auctioneers and estate agents to undertake more stringent verification of all sellers, all buyers and those that bid for auction properties. Auction House N&NS Limited have set up procedures in accordance with these requirements and would welcome your assistance in ensuring compliance.

Everyone attending our auctions with the intention of bidding must bring with them documentation that (a) proves their identity and (b) their place of residence – these are required for compliance purposes only and we will also comply with the data protection regulations, currently in force and as and when amended. You must allow us to copy this documentation for storage and filing for 5 years.

The Documentation you must bring with you to the Auction

1. **UK individuals** – we must verify your name and residential address. Therefore, we require two documents. One must be from list A, and the other from list B.
2. **Corporate customers, partnerships, and private companies** must provide: a) The company registration number AND b) Registered address PLUS c) Evidence that individuals have the authority to act on behalf of the company.
3. **UK Trusts, public companies, partnerships, occupational pension schemes, registered charities in England and Wales, local authorities or non-UK individuals** you should contact us well in advance of bidding at the auction or buying to confirm the documentation we require.

List A – Evidence of Identity (inc Photograph)

- Current valid signed passport
- Current valid signed UK photo-card driving licence
- A valid identity card (HM forces, police warrant card, prison officer, government or local authority issued)
- A firearm or shotgun licence
- An original Birth Certificate (issued within twelve months of the date of birth)

List B – Evidence of Residence (and your Name)

- An original Inland Revenue tax notification, self-assessment statement or tax demand
- An original household insurance certificate
- An original utility bill less than three months old (not a mobile phone bill)
- An original council tax bill for the current council tax year.
- An original council rent book showing rent paid for the last three months

- An original mortgage statement for the mortgage accounting year just ended
- An original statement for either current bank or building society which must be less than three months old

Bidding/Buying on behalf of another party

If you are attending the auction on behalf of another, you must have:

- (1) Proof of your own identity and residence and;
- (2) Certified copies of the actual buyer's identity and residence. (Plus a letter confirming the authority to bid).

Certified copies must be original documentation and signed as true certified copies by a UK lawyer, UK banker, authorised financial intermediary such as an independent financial advisor, NCCB regulated mortgage broker, certified accountant, teacher, doctor, a minister of religion, port master or sub-postmaster. NOTE: All of the above must be capable of being contacted by telephone by us prior to you buying and/or on the day of the auction.

Matching an Identified Buyer with source of funds

We are also required to match the Identity of the Purchaser with the Bank Account from which deposit funds are drawn; if deposit monies are to be paid from an account in another name then that individual will also need to be verified.

Auction Passport

When you use Auction Passport to view the Legal Pack of a property you are interested in, you will be given the opportunity to upload your Proof of Identity and Proof of Residence which will be stored and made available to Auction House N&NS Limited – this could save you time and trouble on auction day. You will still need to bring to the auction your Evidence of Identity and Evidence of Residence for cross checking purposes.

Electronic Anti-Money Laundering Checks

Auction House N&NS Limited have also set up a facility with ETSOS to undertake electronic AML checks and will use the service to further verify all successful buyers and those for whom we provide remote bidding services. It will include a search with Experian who may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

Queries and Contacting Us

If you have any queries relating to these regulations and our requirements you should contact us well in advance of bidding at auction or buying before or after the auction. Please contact Robert Hurst on 01603 505100.

The Barn, Newmarket Road, Cringleford
Norwich NR4 6UE

☎ 01603 505 100

✉ norwich@auctionhouse.co.uk

Stuart House, St John's Street
Peterborough PE1 5DD

☎ 01733 889 833

✉ peterborough@auctionhouse.co.uk

17 Neptune Quay
Ipswich IP4 1QJ

☎ 01473 558 888

✉ ipswich@auctionhouse.co.uk

Memorandum Of Sale



Property Address: Lot No.

The Vendor:

The Purchaser:

Post Code: Tel:

It is agreed that the Vendor sells and the Purchaser buys the property described in the accompanying particulars and conditions of sale subject to their provisions and the terms and stipulations in them at the price below mentioned.

Purchase Price: £

Less Deposit: £

Balance: £

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

As Agents for the Vendor we acknowledge receipt of the deposit in the form

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code: Tel:

Vendors Solicitor:

Post Code: Tel:

* For the purpose of this contract, the conditions of sale include the three sections of the RICS Common Auction Conditions, the Glossary, Conduct of the Auction and the General Conditions.

In addition and at the same time, the purchaser is required to pay the Auctioneer an Administration Charge of 0.3% inc VAT subject to a minimum of £954.00 (£795.00 + VAT) plus Buyers Premium if applicable.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

GLOSSARY

The glossary gives special meanings to certain words used in both sets of conditions.

AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement.

SALE CONDITIONS

The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

IMPORTANT NOTICE

A prudent buyer will, before bidding for a lot at an auction:

- take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- read the conditions;
- inspect the lot;
- carry out usual searches and make usual enquiries;
- check the content of all available leases and other documents relating to the lot;
- check that what is said about the lot in the catalogue is accurate;
- have finance available for the deposit and purchase price;
- check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer.

If you choose to buy a lot without taking these normal precautions you do so at your own risk.

GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and
- where the following words are printed in bold type they have the specified meanings.

Actual completion date

The date when completion takes place or is treated as taking place for the purposes of apportionment and calculating interest.

Addendum

An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the auction.

Agreed completion date

Subject to condition G9.3:

- (a) the date specified in the special conditions; or
- (b) if no date is specified, 20 business days after the contract date; but if that date is not a business day the first subsequent business day.

Approved financial institution

Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the auctioneers.

Arrears

Arrears of rent and other sums due under the tenancies and still outstanding on the actual completion date.

Arrears schedule

The arrears schedule (if any) forming part of the special conditions.

Auction

The auction advertised in the catalogue.

Auction conduct conditions

The conditions so headed, including any extra auction conduct conditions.

Auctioneers

The auctioneers at the auction.

Business day

Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer

The person who agrees to buy the lot or, if applicable, that person's personal representatives: if two or more are jointly the buyer their obligations can be enforced against them jointly or against each of them separately.

Catalogue

The catalogue to which the conditions refer including any supplement to it.

Completion

Unless otherwise agreed between seller and buyer (or their conveyancers) the occasion when both seller and buyer have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

Condition

One of the auction conduct conditions or sales conditions.

Contract

The contract by which the seller agrees to sell and the buyer agrees to buy the lot.

Contract date

The date of the auction or, if the lot is not sold at the auction:

- (a) the date of the sale memorandum signed by both the seller and buyer; or
- (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

Documents

Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the special conditions relating to the lot.

Financial charge

A charge to secure a loan or other financial indebtedness (not including a rentcharge).

General conditions

That part of the sale conditions so headed, including any extra general conditions.

Interest rate

If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)

Lot

Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

Old arrears

Arrears due under any of the tenancies that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.

Particulars

The section of the catalogue that contains descriptions of each lot (as varied by any addendum).

Practitioner

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

Price

The price that the buyer agrees to pay for the lot.

Ready to complete

Ready, willing and able to complete: if completion would enable the seller to discharge all financial charges secured on the lot that have to be discharged by completion, then those outstanding financial charges do not prevent the seller from being ready to complete.

Sale conditions

The general conditions as varied by any special conditions or addendum.

Sale memorandum

The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

Seller

The person selling the lot. If two or more are jointly the seller their obligations can be enforced against them jointly or against each of them separately.

Special conditions

Those of the sale conditions so headed that relate to the lot.

Tenancies

Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

Tenancy schedule

The tenancy schedule (if any) forming part of the special conditions.

Transfer

Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers.

You (and your)

Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer.

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

A1.1 Words in bold type have special meanings, which are defined in the Glossary.

A1.2 The catalogue is issued only on the basis that you accepted these auction conduct conditions. They govern our relationship with you and cannot be disappplied or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 OUR ROLE

A2.1 As agents for each seller we have authority to:

- (a) prepare the catalogue from information supplied by or on behalf of each seller;
- (b) offer each lot for sale;
- (c) sell each lot;
- (d) receive and hold deposits;
- (e) sign each sale memorandum; and
- (f) treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.

A2.2 Our decision on the conduct of the auction is final.

A2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.

A2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.

A3 BIDDING AND RESERVE PRICES

A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

A3.2 We may refuse to accept a bid. We do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction.

A3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the seller may fix the final reserve price just before bidding commences

A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

- A4.2 If the **special conditions** do not contain a description of the **lot**, or simply refer to the relevant **lot number**, you take the risk that the description contained in the **particulars** is incomplete or inaccurate, as the **particulars** have not been prepared by a conveyancer and are not intended to form part of a legal contract.
- A4.3 The **particulars** and the **sale conditions** may change prior to the **auction** and it is your responsibility to check that you have the correct versions.
- A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.
- A5 THE CONTRACT**
- A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This **condition A5** applies to you if you make the successful bid for a lot.
- A5.2 You are obliged to buy the lot on the terms of the **sale memorandum** at the price you bid plus VAT (if applicable).
- A5.3 You must before leaving the **auction**:
- (a) provide all information we reasonably need from you to enable us to complete the **sale memorandum** (including proof of your identity if required by us);
- (b) sign the completed **sale memorandum**; and
- (c) pay the deposit.
- A5.4 If you do not we may either:
- (a) as agent for the **seller** treat that failure as your repudiation of the **contract** and offer the lot for sale again: the **seller** may then have a claim against you for breach of **contract**; or
- (b) sign the **sale memorandum** on your behalf.
- A5.5 **The deposit:**
- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the **seller**, but otherwise is to be held as stated in the **sale conditions**; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to us on an **approved financial institution**. The extra auction conduct conditions may state if we accept any other form of payment.
- A5.6 We may retain the **sale memorandum** signed by or on behalf of the **seller** until the deposit has been received in cleared funds.
- A5.7 If the **buyer** does not comply with its obligations under the **contract** then:
- (a) you are personally liable to buy the lot even if you are acting as an agent; and
- (b) you must indemnify the **seller** in respect of any loss the **seller** incurs as a result of the **buyer's** default.
- A5.8 Where the **buyer** is a company you warrant that the **buyer** is properly constituted and able to buy the lot.
- A6 EXTRA AUCTION CONDUCT CONDITIONS**
- A6.1 Despite any **special condition** to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A **special condition** may, however, require a higher minimum deposit.
- GENERAL CONDITIONS OF SALE**
- Words in **bold type** have special meanings, which are defined in the Glossary
- G1. THE LOT**
- G1.1 The **lot** (including any rights to be granted or reserved, and any exclusions from it) is described in the **special conditions**, or if not so described the **lot** is that referred to in the **sale memorandum**.
- G1.2 The **lot** is sold subject to any **tenancies** disclosed by the **special conditions**, but otherwise with vacant possession on **completion**.
- G1.3 The **lot** is sold subject to all matters contained or referred to in the **documents**, but excluding any **financial charges**: these the **seller** must discharge on or before **completion**.
- G1.4 The **lot** is also sold subject to such of the following as may affect it, whether they arise before or after the **contract date** and whether or not they are disclosed by the **seller** or are apparent from inspection of the **lot** or from the **documents**:
- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the **buyer** has made them; and
- (i) anything the **seller** does not and could not reasonably know about.
- G1.5 Where anything subject to which the **lot** is sold would expose the **seller** to liability the **buyer** is to comply with it and indemnify the **seller** against that liability.
- G1.6 The **seller** must notify the **buyer** of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the **contract date** but the **buyer** must comply with them and keep the **seller** indemnified.
- G1.7 The **lot** does not include any tenant's or trade fixtures or fittings.
- G1.8 Where chattels are included in the **lot** the **buyer** takes them as they are at **completion** and the **seller** is not liable if they are not fit for use.
- G1.9 The **buyer** buys with full knowledge of:
- (a) the **documents**, whether or not the **buyer** has read them; and
- (b) the physical condition of the **lot** and what could reasonably be discovered on inspection of it, whether or not the **buyer** has inspected it.
- G1.10 The **buyer** is not to rely on the information contained in the **particulars** but may rely on the **seller's** conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- G2. DEPOSIT**
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the **auction conduct conditions** (or the total price, if this is less than that minimum); and
- (b) 10% of the price (exclusive of any VAT on the price).
- G2.2 The deposit
- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and
- (b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.
- G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the **seller** on **completion**, or, if **completion** does not take place, to the person entitled to it under the **sale conditions**.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the **seller** may treat the **contract** as at an end and bring a claim against the **buyer** for breach of **contract**.
- G2.5 Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.
- G3. BETWEEN CONTRACT AND COMPLETION**
- G3.1 Unless the **special conditions** state otherwise, the **seller** is to insure the **lot** from and including the **contract date** to **completion** and:
- (a) produce to the **buyer** on request all relevant insurance details;
- (b) pay the premiums when due;
- (c) if the **buyer** so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
- (d) at the request of the **buyer** use reasonable endeavours to have the **buyer's** interest noted on the policy if it does not cover a contracting purchaser;
- (e) unless otherwise agreed, cancel the insurance at **completion**, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the **buyer**; and
- (f) (subject to the rights of any tenant or other third party) hold on trust for the **buyer** any insurance payments that the **seller** receives in respect of loss or damage arising after the **contract date** or assign to the **buyer** the benefit of any claim;
- and the **buyer** must on **completion** reimburse to the **seller** the cost of that insurance (to the extent not already paid by the **buyer** or a tenant or other third party) for the period from and including the **contract date** to **completion**.
- G3.2 No damage to or destruction of the **lot** nor any deterioration in its condition, however caused, entitles the **buyer** to any reduction in price, or to delay **completion**, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the **buyer** is already lawfully in occupation of the **lot** the **buyer** has no right to enter into occupation prior to **completion**.
- G4. TITLE AND IDENTITY**
- G4.1 Unless **condition G4.2** applies, the **buyer** accepts the title of the **seller** to the **lot** as at the **contract date** and may raise no requisition or objection except in relation to any matter that occurs after the **contract date**.
- G4.2 If any of the **documents** is not made available before the **auction** the following provisions apply:
- (a) The **buyer** may raise no requisition or objection to any of the **documents** that is made available before the **auction**.
- (b) If the **lot** is registered land the **seller** is to give to the **buyer** within five business days of the **contract date** an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the **lot** is being sold.
- (c) If the **lot** is not registered land the **seller** is to give to the **buyer** within five business days an abstract or epitome of title starting from the root of title mentioned in the **special conditions** (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the **buyer** the original or an examined copy of every relevant document.
- (d) If title is in the course of registration, title is to consist of certified copies of:
- (i) the application for registration of title made to the land registry;
- (ii) the **documents** accompanying that application;
- (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
- (iv) a letter under which the **seller** or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the **buyer**.
- (e) The **buyer** has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the **buyer**.
- G4.3 Unless otherwise stated in the **special conditions** the **seller** sells with full title guarantee except that (and the **transfer** shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the **buyer**; and
- (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the **lot** where the **lot** is leasehold property.
- G4.4 The **transfer** is to have effect as if expressly subject to all matters subject to which the **lot** is sold under the **contract**.
- G4.5 The **seller** does not have to produce, nor may the **buyer** object to or make a requisition in relation to, any prior or superior title even if it is referred to in the **documents**.
- G4.6 The **seller** (and, if relevant, the **buyer**) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the **conditions** apply.
- G5. TRANSFER**
- G5.1 Unless a form of **transfer** is prescribed by the **special conditions**:
- (a) the **buyer** must supply a draft **transfer** to the **seller** at least ten business days before the **agreed completion date** and the engrossment (signed as a deed by the **buyer** if **condition G5.2** applies) five business days before that date or (if later) two business days after the draft has been approved by the **seller**; and
- (b) the **seller** must approve or revise the draft **transfer** within five business days of receiving it from the **buyer**.
- G5.2 If the **seller** remains liable in any respect in relation to the **lot** (or a **tenancy**) following **completion** the **buyer** is specifically to covenant in the **transfer** to indemnify the **seller** against that liability.
- G5.3 The **seller** cannot be required to **transfer** the **lot** to anyone other than the **buyer**, or by more than one **transfer**.
- G6. COMPLETION**
- G6.1 **Completion** is to take place at the offices of the **seller's** conveyancer, or where the **seller** may reasonably require, on the **agreed completion date**. The **seller** can only be required to complete on a **business day** and between the hours of 0930 and 1700.
- G6.2 The amount payable on **completion** is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
- (a) direct transfer to the **seller's** conveyancer's client account; and
- (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the **seller** and the **buyer** otherwise agree, **completion** cannot take place until both have complied with their obligations under the **contract** and the balance of the price is unconditionally received in the **seller's** conveyancer's client account.
- G6.5 If **completion** takes place after 1400 hours for a reason other than the **seller's** default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next **business day**.
- G6.6 Where applicable the **contract** remains in force following **completion**.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

G7. NOTICE TO COMPLETE

G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.

G7.2 The person giving the notice must be ready to complete.

G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:

- (a) terminate the contract;
- (b) claim the deposit and any interest on it if held by a stakeholder;
- (c) forfeit the deposit and any interest on it;
- (d) resell the lot; and
- (e) claim damages from the buyer.

G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:

- (a) terminate the contract; and
- (b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.

G8. IF THE CONTRACT IS BROUGHT TO AN END

If the contract is lawfully brought to an end:

- (a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and
- (b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

G9. LANDLORD'S LICENCE

G9.1 Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies.

G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.

G9.4 The seller must:

- (a) use all reasonable endeavours to obtain the licence at the seller's expense; and
- (b) enter into any authorised guarantee agreement properly required.

G9.5 The buyer must:

- (a) promptly provide references and other relevant information; and
- (b) comply with the landlord's lawful requirements.

G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.

G10. INTEREST AND APPORTIONMENTS

G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.

G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:

- (a) the buyer is liable to pay interest; and
 - (b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

G10.4 Apportionments are to be calculated on the basis that:

- (a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
- (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
- (c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.

G11. ARREARS

Part 1 Current rent

G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.

G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.

G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.

Part 2 Buyer to pay for arrears

G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.

G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.

G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.

Part 3 Buyer not to pay for arrears

G11.7 Part 3 of this condition G11 applies where the special conditions:

- (a) so state; or
- (b) give no details of any arrears.

G11.8 While any arrears due to the seller remain unpaid the buyer must:

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
- (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
- (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
- (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;

(e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and

(f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.

G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

G12. MANAGEMENT

G12.1 This condition G12 applies where the lot is sold subject to tenancies.

G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.

G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy) and:

(a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;

(b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and

(c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

G13. RENT DEPOSITS

G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.

G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:

- (a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;
- (b) give notice of assignment to the tenant; and
- (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14. VAT

G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.

G15. TRANSFER AS A GOING CONCERN

G15.1 Where the special conditions so state:

- (a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
- (b) this condition G15 applies.

G15.2 The seller confirms that the seller

- (a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and
- (b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:

- (a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;
- (b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;
- (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- (d) it is not buying the lot as a nominee for another person.

G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:

- (a) of the buyer's VAT registration;
- (b) that the buyer has made a VAT option; and
- (c) that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.

G15.5 The buyer confirms that after completion the buyer intends to:

- (a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and
- (b) collect the rents payable under the tenancies and charge VAT on them

G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:

- (a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;
- (b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and
- (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.

G16. CAPITAL ALLOWANCES

G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.

G16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.

G16.4 The seller and buyer agree:

- (a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and
- (b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17. MAINTENANCE AGREEMENTS

G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.

G17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.

COMMON AUCTION CONDITIONS (EDITION 3)

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G18. LANDLORD AND TENANT ACT 1987

G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.

G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19. SALE BY PRACTITIONER

G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.

G19.2 The practitioner has been duly appointed and is empowered to sell the lot.

G19.3 Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.

G19.4 The lot is sold:

- in its condition at completion;
 - for such title as the seller may have; and
 - with no title guarantee;
- and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

G19.5 Where relevant:

- the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
- the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.

G20. TUPE

G20.1 If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.

G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:

- The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.
- The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.
- The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.
- The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

G21. ENVIRONMENTAL

G21.1 This condition G21 only applies where the special conditions so provide.

G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.

G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

G22. SERVICE CHARGE

G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.

G22.2 No apportionment is to be made at completion in respect of service charges.

G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:

- service charge expenditure attributable to each tenancy;
- payments on account of service charge received from each tenant;
- any amounts due from a tenant that have not been received;
- any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.

G22.4 In respect of each tenancy, if the service charge account shows that:

- payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
- attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.

G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.

G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- the seller must pay it (including any interest earned on it) to the buyer on completion; and
- the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

G23. RENT REVIEWS

G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.

G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.

G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.

G23.4 The seller must promptly:

- give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

G24. TENANCY RENEWALS

G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.

G24.4 Following completion the buyer must:

- with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
- use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.

G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25. WARRANTIES

G25.1 Available warranties are listed in the special conditions.

G25.2 Where a warranty is assignable the seller must:

- on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
- apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.

G25.3 If a warranty is not assignable the seller must after completion:

- hold the warranty on trust for the buyer; and
- at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

G26. NO ASSIGNMENT

The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer's interest under this contract.

G27. REGISTRATION AT THE LAND REGISTRY

G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:

- procure that it becomes registered at Land Registry as proprietor of the lot;
- procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
- provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:

- apply for registration of the transfer;
- provide the seller with an official copy and title plan for the buyer's new title; and
- join in any representations the seller may properly make to Land Registry relating to the application.

G28. NOTICES AND OTHER COMMUNICATIONS

G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

- delivered by hand; or
- made electronically and personally acknowledged (automatic acknowledgement does not count); or
- there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.

G28.3 A communication is to be treated as received:

- when delivered, if delivered by hand; or
- when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

PROXY, TELEPHONE OR INTERNET BIDDING FORM

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY, TELEPHONE OR INTERNET

Internet Proxy Telephone

Name:

Name of Company (if applicable):

Of (address):

Postcode:

Time at Address:

Tel: Mobile:

Email:

I/We attach copies of photo ID and proof of address:

Hereby authorise Auction House to bid on my behalf by proxy / telephone (delete as applicable) bid for the property detailed below.

I confirm that I have read and understood the General Conditions of Sale and signed the Conditions of Bidding by Proxy, Telephone or Internet set out overleaf.

PROPERTY AND BID DETAILS

Lot No.: Property Address:

My maximum bid (proxy bids only) will be: £

(amount in words):

DEPOSIT (tick as applicable)

OPTION 1
Proxy bids only

I attach a cheque for 10% of my bid or £5,000, if greater, plus the administration fee and any Buyer's Premium.

My cheque of £
(amount if applicable)

Made payable to:
Auction House (N&NS) Ltd

OPTION 2
Proxy, telephone or internet bids

If I am successful please take the payment of the deposit of 10% of my bid, or £5,000 if greater, plus the administration fee and any buyer's premium by **debit card**

Card Number:

Valid From: Expiry Date:

Security Code:

OPTION 3
Proxy, telephone or internet bids

If I am successful I will pay the deposit of 10% of my bid, or £5,000 if greater, plus the administration fee and any buyer's premium by **bank transfer by 5:00pm on the day of the auction.**

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale on my behalf and recognise that I will be the legally bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the General/Special Conditions of Sale.

I/we also agree for Auction House to carry out an Anti-Money Laundering check to confirm my/our identity in line with the Money Laundering Regulations 2007.

Signed: Date:

PLEASE MARK THE ENVELOPE EITHER PROXY, TELEPHONE OR INTERNET BID

TERMS AND CONDITIONS FOR PROXY, TELEPHONE AND INTERNET BIDDING

Anyone not able to attend the auction and wishing to make a bid for any property,
do so on the following terms and conditions:

1. The bidder must complete a separate authority form for each Lot involved, and provide a cheque, card details or confirm payment will be made by bank transfer for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £5,000 PER LOT. We will require proof of identity in the form of a driving licence or passport and a utility bill.
2. The completed form (together with the appropriate proof of ID and address) must be sent to, or delivered to: Proxy, Telephone and Internet Bids, Auction House East Anglia, The Barn, Newmarket Road, Cringleford, Norwich, NR4 6UE **OR** by email to norwich@auctionhouse.co.uk by 5pm on the Monday prior to auction day.
3. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
4. In the case of a proxy bidder, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
5. Auction House reserve the right not to bid on behalf of a proxy bidder, in the event of any error, doubt, omission, uncertainty as to the bid, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
6. In the event of that the proxy, telephone or internet bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
7. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £5,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of 0.3% subject to a minimum of £954.00 (£795.00 + VAT) should be added to the deposit. Payment can be made by debit card or by bank transfer.
8. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
9. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone and internet purchasers will not hold Auction House liable for any loss or claims relating to the telephone and internet bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified and the deposit returned as soon as reasonably possible.
10. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
11. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
12. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
13. Prospective purchasers are advised in respect of telephone and internet bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof.

I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

Auction Results

Auction: 22nd July 2020

Land off Bulls Green Road, Toft Monks, Beccles, Norfolk NR34 0DR

Guide: £10,000 - £15,000



Land opposite Valley View, Hoe Road, Longham, Dereham, Norfolk NR19 2RP

Guide: £15,000 - £25,000



Cousins Barn, Clay Lane, Braiseworth, Eye, Suffolk IP23 7DZ

Guide: £100,000 - £120,000



Barn and land off Common Road, Pulham Market, Diss, Norfolk IP21 4XT

Guide: £130,000 - £150,000



32 Catton Grove Road, Norwich, Norfolk NR3 3NW

Guide: £150,000 - £170,000



Oval Garage, Dereham Road, Norwich, Norfolk NR5 8TD

Guide: £300,000 - £330,000



Bacon House, Colegate, Norwich, Norfolk NR3 1AW

Guide: £750,000



38 Sandhole Lane, Little Plumstead, Norwich, Norfolk NR13 5HZ

Guide: £180,000 - £200,000



127 Buxton Road, Spixworth, Norwich, Norfolk NR10 3PW

Guide: £200,000 - £220,000



Aylsham Garden Centre, Norwich, Norfolk NR11 6UD

Guide: £675,000 - £725,000



7 Bears Lane, Hingham, Norwich, Norfolk NR9 4LL

Guide: £225,000 - £250,000



3 Scarning Fen, Dereham, Norfolk NR19 1LN

Guide: £80,000 - £100,000



Kenmur, Podmore, Scarning, Dereham, Norfolk NR19 2NU

Guide: £200,000 - £225,000



Meadowlea, Podmore, Scarning, Dereham, Norfolk NR19 2NU

Guide: £225,000 - £250,000



4 Orchard Close, North Elmham, Dereham, Norfolk NR20 5HG

Guide: £130,000 - £150,000



19 Albemarle Road, Gorleston, Great Yarmouth, Norfolk NR31 7AR

Guide: £60,000 - £80,000



19 Spurgeon Score, Lowestoft, Suffolk NR32 1XB

Guide: £40,000 - £50,000



40 Banks Road, Biggleswade, Bedfordshire SG18 0DY

Guide: £160,000 - £180,000



3 St. Pauls Close, Gorefield, Wisbech, Cambridgeshire PE13 4NL

Guide: £140,000



10 Orchard Close, Morton, Bourne, Lincolnshire PE10 0NZ

Guide: £160,000



5 Park Road, Hunstanton, Norfolk PE36 5BP

Guide: £120,000 - £140,000



16 Strachan Close, Heacham, Kings Lynn, Norfolk PE31 7SB

Guide: £200,000



86 & 86a St. Marys Street, Ely, Cambridgeshire CB7 4HH

Guide: £220,000 - £240,000



Barn south of 78 Watlington Road, Runcton Holme, Kings Norfolk PE33 0EJ,

Guide: £190,000



Little Stubbs, Cliff Road, Walsringfield, Woodbridge, Suffolk IP12 4QL

Guide: £130,000 - £150,000



4 Tacket Street, Ipswich, Suffolk IP4 1AY

Guide: £160,000



47 Bond Street, Ipswich, Suffolk IP4 1JD

Guide: £115,000 - £125,000



Heath View, Leiston Road, Middleton, Saxmundham, Suffolk IP17 3NS

Guide: £375,000 - £425,000



2 Lodge Cottages, Chevington Road, Horringer, Suffolk IP29 5SW

Guide: £160,000 - £180,000



5 Shaftesbury Avenue, March, Cambridgeshire PE15 8SA

Guide: £80,000 - £100,000



Going once...

The most suitable properties for auction include:

- 🔨 Properties for improvement
- 🔨 Tenanted properties
- 🔨 Residential investments
- 🔨 Development propositions
- 🔨 Building Land
- 🔨 Mixed use properties
- 🔨 Commercial investments
- 🔨 Unique properties
- 🔨 Land (development or greenfield)
- 🔨 Lock up garages

Auction dates:

21st October 2020

2nd December 2020

10th February 2021

[auctionhouse.co.uk/eastanglia](https://www.auctionhouse.co.uk/eastanglia)

The Barn, Newmarket Road, Cringleford
Norwich NR4 6UE
☎ 01603 505 100
✉ norwich@auctionhouse.co.uk

Stuart House, St John's Street
Peterborough PE1 5DD
☎ 01733 889 833
✉ peterborough@auctionhouse.co.uk

17 Neptune Quay
Ipswich IP4 1QJ
☎ 01473 558 888
✉ ipswich@auctionhouse.co.uk



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