



the  
**Auction**  
**HOUSE**  
magazine

28<sup>TH</sup> JULY 2021

Going,  
going, gone

ADAPTING TO THE WORLD  
OF ONLINE AUCTIONS

Spixworth Road,  
Old Catton

A STRIKING TRANSFORMATION

AUCTION  
HOUSE

EAST ANGLIA

**Including your complete auction guide  
and property listings**



# the Auction House magazine

28<sup>TH</sup> JULY 2021—AUCTION STARTS 11.00AM

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kingslynn@auctionhouse.co.uk | 01553 777 773



Auction information	4
A word from the Auctioneer	5
Order of Sale	6
Going... Going... Gone!	8
Our partner agencies	10
Spixworth Road	12
Property listings	15
Memorandum of Sale	54
Bidding Form	55
Anti-money laundering explained	57
Common auction conditions	58
Previous auction results	62
Properties sold at our last auction	63
<b>*Late Entries*</b>	65

[www.auctionhouse.co.uk/eastanglia](http://www.auctionhouse.co.uk/eastanglia)

# 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 £1140.00 (£950.00 + 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 or register for online remote bidding. Legal packs for most of the properties will be available for inspection online. 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 or online. Ensure that your bids are clear and noticed by the Auctioneer or logged into the online system. If you are successful in bidding for the property you will be approached or telephoned by a member of Auction House staff who will record your personal information and identification. You will then provide the other required purchase information and pay your deposit and other charges due.



**Bidding by Proxy, Telephone or Online** You are invited to contact us to discuss special arrangements for bidding by proxy, telephone or online. You will need to complete and send in a proxy, telephone or internet bidding form prior to auction day. Terms and Conditions are included on the forms which are inserted into 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** 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 or debit card. Cash, cheques or credit card payments will not be accepted. Please note, should a cheque have to be re-presented, 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 on the lot page within our catalogue.



**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](http://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 at the auction 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, Photos and Tours** The plans, floorplans, maps, photographs and video tours published on our website and in the catalogue are to aid identification and convey an impression of the property only. The plans are not to scale and the photos and tours may not be all-inclusive.



**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 monitor the lot on our website or 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 or supply this information online when requested. If purchasing on behalf of a company you will also need to provide 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, email address and telephone number of the solicitor who will be acting for you in any purchase will be required as part of the purchase information you supply.



**The Catalogue** Details of the property and land to be sold are set out on our website [www.auctionhouse.co.uk/eastanglia](http://www.auctionhouse.co.uk/eastanglia). All lots are sold subject to Special Conditions of Sale and Common Auction Conditions. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.



**The Contract** On exchange you will be asked to sign the Memorandum of Sale. With Online auctions these will be electronic agreements, in room two copies will be signed, and passed to the solicitors acting. Completion usually takes place after 20 working 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 on 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 Legal Pack including 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 actions 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.

\*\*\*Please refer to the common auction conditions included on our website or at the back of our catalogue\*\*\*



# A word from the Auctioneer

Welcome to this issue of the Auction House Magazine – we are once again delighted to present an interesting selection of properties for investment or to modernise throughout the Eastern region. Following the launch of our new style auction catalogue in June we were delighted to have such a positive response to the new format and the use of QR codes to deliver more immediate information. Accessing full information for each auction lot and linking to legal packs, floor plans, virtual tours, bidding form, auction information etc is now via each individual QR code – see our 'How to use guide'. This process ensures that you are seeing the very latest information that we have.

Livestream Auctions have proved particularly popular and therefore we will be continuing with online internet, telephone and proxy bidding – this online process has created greater interest, wider buyer access, more bidders, high success rates and delivered strong selling prices. The outcome has been contented sellers and happy buyers, plus hundreds more people watching our auctions who would not have managed to get time to visit the auction room.

The popularity of before and after comparisons pioneered by Homes Under the Hammer have prompted the inclusion of a 'transformation' feature of an auction lot, this time a property in Old Catton, Norwich which with careful rearrangement of the accommodation delivered a significant gain and a stylish

home for the new owners. I hope that you will find this inspiring and the other content helpful. Included in this edition is the full listing of the 65 properties entered into this sale. We would like to thank our vendors and introducer agents for their kind instructions and their support has enabled us to collate another exciting sale.

Entries into our future auctions are invited. We continue to provide free appraisals and remain fully committed to doing what we can to help our sellers and buyers. If you have land or property that needs to be sold, please visit [auctionhouse.co.uk/eastanglia](http://auctionhouse.co.uk/eastanglia) or call us on (01603) 505100 for free impartial advice.

#### How to use QR Codes

- Open up the camera app on your phone and aim it at the QR code on the page to get a prompt to open a web page. This works for most of the latest mobile phones.
- Alternatively, you can search for a QR code reader on your phones app store.

We hope you enjoy this new approach, and your feedback is much appreciated. Please let us know if you would like to suggest further improvements to our service.

*Bryan Baxter*  
Director & Auctioneer

# ORDER OF SALE

LOT	ADDRESS	GUIDE PRICE	LOT TYPE
1	Brackens, 21a Valley Road, Tasburgh, Norwich, Norfolk NR15 1NG	£325,000 - £350,000	Residential
2	Land at Summer Lane, Carbrooke, Watton, Norfolk IP25 6TR	£30,000 - £40,000	Agricultural/Amenity Land
3	Links House, 62 Links Road, Gorleston, Norfolk NR31 6JX	£450,000 - £500,000	Residential Investment
4	Rackheath Park Gardens, Rackheath Park, Rackheath, Norwich, Norfolk NR13 6LP	£400,000 - £450,000	Residential
5	51-53 The Street, Costessey, Norwich, Norfolk NR8 5DD	£230,000	Mixed Use
6	Cat and Fiddle, 105 Magdalen Street, Norwich, Norfolk NR3 1LN	£400,000 - £450,000	Mixed Use
7	Manor Farm, Willow Corner, Carbrooke, Thetford, Norfolk IP25 6SS	£225,000 - £250,000	Residential
8	Shrublands Farm Barn, Norwich Road, Carbrooke, Thetford, Norfolk IP25 6TJ	£240,000	Redevelopment
9	10 Roman Road, Lowestoft, Suffolk NR32 2DQ	£60,000 - £80,000	Residential
10	45 Toning Street, Lowestoft, Suffolk NR32 2AN	£85,000 - £95,000	Residential Investment
11	19 Victoria Street, Great Yarmouth, Norfolk NR30 4JE	£100,000 - £120,000	Residential Investment
12	16a Priory Gardens, Great Yarmouth, Norfolk NR30 1NH	£20,000	Garage
13	Flats A & B 189 Northgate Street, Great Yarmouth, Norfolk NR30 1DA	£80,000 - £100,000	Residential Investment
14	35 Victoria Road, Great Yarmouth, Norfolk NR30 3BH	£90,000 - £110,000	Residential for improvement
15	52 Howard Street South, Great Yarmouth, Norfolk NR30 2PT	£70,000 - £90,000	Residential
16	81 Lancaster Road, Great Yarmouth, Norfolk NR30 2NN	£55,000 - £65,000	Residential
17	Flat 2, 39 Milton Road East, Lowestoft, Suffolk NR32 1NU	£50,000	Residential
18	Flats 1-5, 135 London Road South, Lowestoft, Suffolk NR33 0AX	£375,000+	Residential Investment
19	4 Camperdown, Great Yarmouth, Norfolk NR30 3JB	£200,000	Residential Investment
20	142 London Road South, Lowestoft, Suffolk NR33 0AZ	£100,000 - £120,000	Mixed Use
21	66 Nelson Road North, Great Yarmouth, Norfolk NR30 2AS	£60,000 - £80,000	Residential
22	44 Upper Cliff Road, Gorleston, Great Yarmouth, Norfolk NR31 6AH	£60,000	Residential Investment
23	Manor Cottage 54A Bracondale, Norwich, Norfolk NR1 2AP	£200,000 - £250,000	Residential
24	Land to rear of 50-54 Gertrude Road, Gilman Road, Norwich, Norfolk NR3 4SF	£170,000	Plots/Building Land
25	Mizpah, Bells Lane, Hinderclay, Diss, Norfolk IP22 1HW	£220,000 - £240,000	Residential
26	Land adjacent to Gas House, Gas House Drove, Brandon, Suffolk IP27 0EB	£250,000	Plots/Building Land
27	Land east of Green Lane, Diss Road, Burston, Diss, Norfolk IP22 5TP	£100,000 - £120,000	Agricultural/Amenity Land
28	119 Mill Lane, Bradwell, Great Yarmouth, Norfolk NR31 8HR	£130,000 - £150,000	Residential
29	Bradfield Methodist Church, Heath Road, Bradfield, Manningtree, Essex CO11 2XD	£180,000 - £200,000	Redevelopment
30	Former Alphacraft Boatyard, Reeds Lane, St. Olaves, Norfolk NR31 9HG	£200,000 - £250,000	Boatyard
31	Land on the south/east side of Livermere Road, Troston, Suffolk IP31 1ER	£275,000 - £325,000	Agricultural/Amenity Land
32	69-70 Marine Parade, Great Yarmouth, Norfolk NR30 2DQ	£325,000	Commercial Investment
33	United Reformed Church, Meeting Green, Wickhambrook, Newmarket, Suffolk CB8 8XS	£150,000 - £170,000	Redevelopment

# ORDER OF SALE

CLICK  
FOR LATE  
ENTRIES

LOT	ADDRESS	GUIDE PRICE	LOT TYPE
34	Merchant House, 26-28 Fore Street, Ipswich, Suffolk IP4 1JU	£250,000 - £300,000	Commercial Investment
35	18 Towngate Mews, Peterborough Road, Market Deeping, Peterborough, PE6 8GQ	£130,000 - £150,000	Residential Investment
36	5 Cinder Ash Lane, London Road, Long Sutton, Spalding, Lincolnshire PE12 9EA	£90,000	Residential Investment
37	7 Cinder Ash Lane, London Road, Long Sutton, Spalding, Lincolnshire PE12 9EA	£100,000	Residential
38	20 Falcon Lane, Whittlesey, Peterborough, Cambridgeshire PE7 1BJ	£210,000	Residential Investment
39	3 Hunts End Court, Buckden, St. Neots, Cambridgeshire PE19 5QY	£100,000	Residential Investment
40	White Lion Farm, Cants Drove, Murrow, Wisbech, Cambridgeshire PE13 4HN	£250,000	Redevelopment
41	1 Ermine Street, Huntingdon, Cambridgeshire PE29 3EX	£265,000	Residential
42	Orchard Farm, Frith Way, Great Moulton, Norwich, Norfolk NR15 2HE	£800,000	Plots/Building Land
43	Hall Barn, Hall Farm Drive, Methwold, Thetford, Norfolk IP26 4PN	£500,000	Residential
44	16 Mandells Court, Norwich, Norfolk NR3 1AY	£70,000 - £90,000	Residential
45	Apartment 9, East Hall, Lodge Road, Feltwell, Thetford, Norfolk IP26 4DP	£100,000 - £120,000	Residential
46	3 Granby Street, Littleport, Ely, Cambridgeshire CB6 1NE	£150,000	Residential
47	1 Victoria Road, Wisbech, Cambridgeshire PE13 2QL	£110,000 - £130,000	Residential Investment
48	The Old Post Office, The Street, Long Stratton, Norwich, Norfolk NR15 2AH	£195,000	Commercial Investment
49	Queens Head Public House, The Street, Long Stratton, Norwich, Norfolk NR15 2XG	£250,000+ plus VAT	Commercial Investment
50	4B Stracey Road, Norwich, Norfolk NR1 1EZ	£100,000 - £120,000	Residential
51	United Reformed Church, Princes Street, Norwich, Norfolk NR3 1AZ	WITHDRAWN	Redevelopment
52	260 Woodbridge Road, Ipswich, Suffolk IP4 2QT	£295,000 - £325,000	Residential
53	Bank House Farm, Salters Lode, Downham Market, Norfolk PE38 0AZ	£100,000 - £120,000	Residential
54	Land adj to Dunburgh Road, Dunburgh, Beccles, Norfolk NR34 0LL	£20,000 - £30,000	Amenity Land
55	Flat 3, Beecholme, 129a Woodbridge Road, Ipswich, Suffolk IP4 2NR	£90,000 - £110,000	Residential
56	1-3 Padholme Road, Peterborough, Cambridgeshire PE1 5EF	£200,000	Mixed Use
57	Land Opposite 59 Station Road, Docking, Kings Lynn, Norfolk PE31 8LT	£20,000 - £40,000	Land
58	37 St. Johns Court, Princes Road, Felixstowe, Suffolk IP11 7SG	SOLD PRIOR	Residential
59	20 St. Helens Street, Ipswich, Suffolk IP4 1HJ	£55,000 - £65,000	Commercial Investment
60	15 Mulberry Close, Norwich, Norfolk NR3 3PJ	£200,000	Residential
61	Land off Parklands (left), Costessey, Norwich, Norfolk NR8 5AL	POSTPONED	Land
62	Land off Parklands (right), Costessey, Norwich, Norfolk NR8 5AL	POSTPONED	Land
63	60 Ipswich Road, Lowestoft, Suffolk NR32 1TT	£80,000 - £100,000	Residential
64	Burlingham Business Centre, Main Road, North Burlingham, Norfolk NR13 4TA	£450,000 - £500,000	Commercial Investment
65	7 Eaton Street, Eaton, Norwich, Norfolk NR4 7AB	£200,000	Residential



Going...

Going...

**GONE!**

Adapting to the world of online auctions

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## **Avoiding the 'C' word, it's no surprise we've seen a huge rise in the number of online property auctions taking place over the last year.**

As an industry perhaps better equipped than most to go digital, it would be fair to say the auction sector has stood strong – and it's certainly kept us at Together on our toes!

Together's resident auction expert Scott Hendry, talks about what the last 12 months has brought for the auction world at Together, and his predictions for the rest of the year ahead.

### **What has Together done to help customers with their online auction purchases?**

Because we moved our application process online well before the pandemic, we've had plenty of time to fine tune it, so customers can rely on us to provide the same fast and reliable funding we always have.

Our online decision in principle tool allows us to pre-approve a loan before, and even during, an auction without affecting a buyer's credit file – in as little as five minutes. This means auction goers can be confident they can afford a property, before they tie themselves into a binding contract.

Our website also allows buyers to complete their auction finance application with us online – keeping things quick and simple for those who've secured their property, and are now in a race against the clock to complete. We can often give a decision within one working day, so customers know exactly where they stand and can get the ball rolling straight away.

This year we also made some exciting changes to our automated valuation criteria, allowing more of our customers to benefit from reduced costs, and faster applications by removing the time it takes for physical valuations of properties.

### **What are your predictions for the year ahead?**

From October, once the Stamp Duty freeze has come to an end, it's likely we'll see the property market quieten down a little as the pressure to beat the deadline is lost.

However, I don't expect a harsh drop in demand (or prices, for that matter). In my opinion, the UK property market has always been resilient and a solid investment; the popularity of auctions as a channel for purchasing property is also unlikely to waver.

Private investors still appear hungry for properties to renovate and flip, or commercial buildings to transform into residential opportunities – and auctions are the ideal place to find these development opportunities. And because online auctions have made it as easy to find a property as browsing on Rightmove, it seems more Brits have started to see auctions as a way to find their ideal first or family home too.

Together have been regulars in the auction room for the last decade. And while it's true I've missed the buzz of the place, meeting buyers in person and seeing the auction unfold, nostalgia isn't reason enough to return to the ballroom.

Our role is to make sure buyers are fully informed on how auction finance works, and how much they could apply for before they make their bid. And thanks to how we've worked with Auction House – by being present on their website, providing educational blogs and videos, and enabling buyers to apply for finance online – we've been able to support customers just as well digitally.

**Call us on 0333 242 9819 or visit [togethermoney.com/auction](https://togethermoney.com/auction)**

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## FEATURED AGENCY



Founded by Director James Armitage in 2002, Morris Armitage has become the leading independent estate agency within Downham Market and is complimented by other branches located within Newmarket and Cambridge. Morris Armitage has a professional long established team, with a great knowledge of the local property market. The relationship between themselves and Auction House spans over a decade and continues to act as a useful (sometimes crucial) additional service to offer to their clients.

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*“There are times where our Clients need more of an immediate solution for a property sale. The relationship we have enjoyed with Auction House over the years allows us to provide this service with absolute confidence.” – James Armitage*



**GUIDE: £100,000 - £120,000**



**SOLD - £330,000**



**SOLD - £112,000**

# We'd like to thank the following agencies from across our region



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# Spixworth Road

A striking transformation

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*Sale at auction was deemed most appropriate and the house sold for £35,000 above the £250,000 guide price*

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## 176 Spixworth Road, Old Catton, Norwich NR6 7EQ

In Autumn 2020, a property with a long history of ownership in the same family came into auction. The property had seen several changes since its original construction, but in recent years the house had fallen into a state of disrepair and had some structural movement making it difficult to sell in the private treaty market.

Sale at auction was deemed most appropriate and the house sold for £35,000 above the £250,000 guide price, thus reaching a £285,000 total. From listing the property to its eventual completion, the sale took only seven weeks.

The buyers, Barry and Kathy Carter, assessed their options and decided to pursue potential planning in the garden. Whilst undertaking this, the pair continued to strip the existing property right back to the original footprint, knocking down a flat roof extension and resolving the structural

issue. Every wall and ceiling were also either replaced or replastered and all windows and doors upgraded.

Barry Carter said, "he wanted to deliver a quality finish throughout" and chose a neutral finish that included a bespoke kitchen and three new bathrooms. Although the works required a lot of planning and on the job adaptations meant they went slightly over budget, the investment proved profitable. Following a short period of marketing the house at £675,000, a sale is now proceeding.

The garden area to the rear of the property has been retained and is awaiting planning approval.

Overall, this investment has proven to be a highly profitable project. Whilst it was not without its risks and difficulties, the commitment from the buyers made for a very satisfying result.





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LOT  
1



RESIDENTIAL

Brackens, 21a Valley Road, Tasburgh, Norwich, Norfolk NR15 1NG

**Guide £325,000 - £350,000 plus fees**

**A spacious and impressive 3 bedroom split level detached bungalow in one acre garden (stms)**

This substantial detached bungalow is situated in a one acre plot which runs down to the River Tas. The gardens need particular attention and the property is also requiring modernisation and redecoration. The split level accommodation includes three double bedrooms and a large main reception room which overlooks the rear

garden. There are useful lower ground floor storage rooms and potential exists to further extend the property (subject to planning).

The rear garden once had superb views over the Tas Valley and once restored this property could provide a delightful and highly sought after family home.

Tasburgh is situated within a mile of Long Stratton and 7 miles south of Norwich.

**Tenure:** Freehold.

**EPC:** F

**ADDITIONAL FEES**

**Buyer's Premium:** £420 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

LOT  
2



AGRICULTURAL/AMENITY LAND

Land at Summer Lane, Carbrooke, Watton, Norfolk IP25 6TR

**Guide £30,000 - £40,000 plus fees**

**3.6 acres of amenity land formerly a paddock and timber storage shed**

This rectangular site has a long frontage onto Summer Lane a short distance from the village of Carbrooke and surrounded by farmland. The land has not been recently used but has been grazing and storage land with a timber workshop/shed which is in poor condition. The land measures approximately 3.6 acres stms

and we understand there has been a water bore supply however purchasers would need to make their own enquiries regarding this and any change in planning permission.

Carbrooke is located approximately a mile from Watton where a comprehensive range of shops and amenities can be found.

**Tenure:** Freehold.

**ADDITIONAL FEES**

**Buyer's Premium:** £594 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



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LOT  
3



#### RESIDENTIAL INVESTMENTS

Links House, 62 Links Road, Gorleston, Norfolk NR31 6JX

**Guide £450,000 - £500,000 plus fees**

**An exceptional opportunity to acquire a high quality block of six self contained one and two bedroom flats producing an annual income of £34,380pa**

Located in a highly sought after location this block of six well maintained and excellently presented self contained apartments provide a valuable investment opportunity producing a combined income of £34,380 pa. The rents currently charged are very competitive and offer potential to uplift the income over time.

The existing tenants are well established and we understand wish to remain.

The building has 4 one bedroom flats contained within the original main house with a further 2 two bedroom flats built in 2016 following a fire.

Links House is set within well tendered mainly lawned gardens with residents off road parking. It is a short walk from the sea front in a highly popular residential neighbourhood approximately half a mile from the town centre and a short walk

from the James Paget Hospital.

**Tenure:** Freehold.

**EPC:** Current Rating - refer to Legal Pack

#### **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 £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

LOT  
4



RESIDENTIAL

Rackheath Park Gardens, Rackheath Park, Rackheath, Norwich, Norfolk  
NR13 6LP

**Guide £400,000 - £450,000 plus fees**

**Former gardeners lodge within approx. three acres (stms) of walled Victorian kitchen gardens, mature woodland and small lake**

Owned by the family since the mid 1950's this is a unique opportunity to acquire a former gardeners lodge which was once part of Rackheath Hall.

The lodge offers three bedrooms, two reception rooms, kitchen, scullery, pantry and bathroom and is in need of complete

renovation, however it may now suit extension or total redevelopment (subject to planning). Lying dormant is the large walled Victorian kitchen garden with the remains of once large greenhouses. Also within the gardens is a small lake, which is partially owned with the Hall but includes the Grade II Listed bridge which has been used as a setting for a number of romantic films. A truly spectacular opportunity to acquire something unique with outstanding development potential.

**Tenure:** Freehold.

**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 £1140 inc VAT, payable on exchange of contracts.



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full property details

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LOT  
5



MIXED USE

51-53 The Street, Costessey, Norwich, Norfolk NR8 5DD

**Guide £230,000 plus fees**

**Mixed use property comprising a shop, house, flat and barn. Part let, part vacant**

This property has been in the same family for around fifty years and comprises of four self contained units arranged as one ground floor vacant shop with a self contained two bedroom flat above, a let two bedroom house and rear vacant barn.

The property is located next to The Bush Public House less than five miles west of

Norwich city centre.

This is an ideal opportunity for an investor looking for a potentially high yielding investment with redevelopment potential subject to the necessary consents. The property is not listed, however lies within a conservation area.

According to the valuation office website the shop has an area of 56.1 sq/m and a rateable value of £1,950 with effect from 1st April 2017.

**Tenure:** Freehold.

**EPC:** Current Rating D

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

LOT  
6



MIXED USE

Cat and Fiddle, 105 Magdalen Street, Norwich, Norfolk NR3 1LN

**Guide £400,000 - £450,000 plus fees**

**Former 17th Century Public House with extensive accommodation and further development potential**

Currently this impressive and high profile property offers commercial premises to the ground floor, a stylish and tasteful modernisation of the two upper floors to the front elevation into a three bedroom apartment with a further three storey attached building to the rear which could

offer a further two bedrooms and extra living space or a fully self contained annex, subject to planning approval. The building extends to over 3800 square feet and benefits from secure off road parking for several vehicles and numerous character features.

The property is located on the fringe of the Anglia Square development zone and close to a wide range of restaurants, high

street shops and town centre amenities.

**Tenure:** Freehold.

**EPC:** Current Rating N/A

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



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LOT  
7



RESIDENTIAL

Manor Farm, Willow Corner, Carbrooke, Thetford, Norfolk IP25 6SS

**Guide £225,000 - £250,000 plus fees**

**Substantial period Farmhouse with attached cottage requiring full modernisation set in half an acre garden (stms)**

An impressive Grade II Listed, three storey farm house with an adjoining cottage/annex which is now in need of a comprehensive modernisation program. The main house has well proportioned living accommodation and would make a delightful family home with the potential to

create a self contained two bedroom annex or separate dwelling to the rear for which planning permission has been granted. The property retains numerous character features and is situated in a half acre plot which adjoins the former farm access and land which has consent for small scale residential development. Carbrooke is situated within 3 miles of Watton and 8 miles of Dereham where a comprehensive range of shops, community facilities and public transport

can be found.

**Tenure:** Freehold.

**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 £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details



REDEVELOPMENT

Shrublands Farm Barn, Norwich Road, Carbrooke, Thetford, Norfolk IP25 6TJ

**Guide £240,000 plus fees**

**Range of barns for conversion into three dwellings set in 1.2 acres**

This set of agricultural buildings have permission to convert into three residential properties. It occupies a large plot of around 1.2 acres (0.48 ha) stms. The buildings are not listed and some of the barns are already connected to water and electricity.

It is situated in a lovely semi rural location backing onto open farmland, only two miles east of Watton town centre which

has a comprehensive range of services and amenities. The large grazing / amenity field offers further potential.

**Planning**

Notification for prior approval was approved by Breckland District Council on 24th September 2019 for conversion of agricultural buildings into three residential units, Application number 3PN/2019/0023/UC. Further details and plans can be found on the public access website of Breckland District Council

[www.breckland.gov.uk/planning](http://www.breckland.gov.uk/planning).

**Tenure:** Freehold.

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

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RESIDENTIAL

10 Roman Road, Lowestoft, Suffolk NR32 2DQ

Guide £60,000 - £80,000 plus fees



Vacant two bedroom terrace house previously let producing £550 per calendar month



An end terrace house now vacant and in good decorative order. The property is double glazed, has gas central heating and a fitted kitchen with built in appliances. The property is ideal for investment or owner occupation.

The property is located within walking distance of the town centre, shops and amenities and is also close to the railway station and sea front.

Tenure: Freehold.
EPC: Current Rating D

ADDITIONAL FEES

Buyer's Premium: £420 inc VAT payable on exchange of contracts.
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



RESIDENTIAL INVESTMENT

45 Toning Street, Lowestoft, Suffolk NR32 2AN

Guide £85,000 - £95,000 plus fees



Hall entrance terrace house currently tenanted producing £5,160 pa



This three bedroom terrace house is currently occupied by a long standing tenant who pays a rent of £430 pcm (£5,160 pa). The property has a through lounge/dining room, kitchen and bathroom on the ground floor and three bedrooms off a landing on the first floor. Heating is provided by a gas central heating system and the windows are double glazed.

This is an ideal house to add to an investment portfolio being located within walking distance of the town centre and railway station.

Tenure: Freehold.
EPC: Current Rating D

ADDITIONAL FEES

Buyer's Premium: £420 inc VAT payable on exchange of contracts.
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



RESIDENTIAL INVESTMENT

19 Victoria Street, Great Yarmouth, Norfolk NR30 4JE

Guide £100,000 - £120,000 plus fees



An investment opportunity to acquire a two bedroom terraced property situated close to the town centre



Situated in the centre of Great Yarmouth, this property was divided into three flats 15 years ago, however planning permission was never granted for the conversion, as a result the successful purchaser would need to gain the necessary planning permission from the Local Planning Authority. Alternatively, the property could be adapted and returned to a single dwelling.

Each flat has its own kitchen and bathroom and they are all in good order. The ground floor and first floor flats are currently let on an AST providing a total income of £670 pcm (£8,040 pa).

Tenure: Freehold.
EPC: Current Rating C, D

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 £1140 inc VAT, payable on exchange of contracts.

LOT  
12

**GARAGE**

16a Priory Gardens, Great Yarmouth, Norfolk  
NR30 1NH

**Guide £20,000 plus fees**



**Two storey garage / storage building  
extending to around 460 sq/ft offering  
potential**



End terrace building which has been used for storage and is now to be sold with vacant possession. It is connected to water and electricity services (not tested) and is located at the end of a no through road around a mile north of the town centre near Great Yarmouth Minster.

There may be redevelopment potential to alternative uses subject to the necessary consents being obtained.

**Tenure:** Freehold.

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
13

**RESIDENTIAL INVESTMENTS**

Flats A & B 189 Northgate Street, Great Yarmouth,  
Norfolk NR30 1DA

**Guide £80,000 - £100,000 plus fees**



**Investment opportunity to acquire two 1  
bedroom flats situated in the north of the  
seaside town of Great Yarmouth**



An opportunity to acquire two 1 bedroom flats which are both currently let on ASTs. Flat A is a ground floor flat which is accessed at the front of the property and offers a sitting room, kitchen, bedroom and shower room. Flat B is on the first floor and is accessed at the rear of the property and offers entrance hall with staircase to first floor, landing, open plan living/kitchen, bedroom, shower room. Both flats currently produce an income of £10,800 pa. Flat B tenancy commenced in November 2020 for 12 months. The flats are both in good general order throughout and are situated convenient for Great Yarmouth town centre.

**Tenure:** Freehold.

**EPC:** Current Rating E,E

**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 £1140 inc VAT, payable on exchange of contracts.

LOT  
14

**RESIDENTIAL FOR IMPROVEMENT**

35 Victoria Road, Great Yarmouth, Norfolk NR30  
3BH

**Guide £90,000 - £110,000 plus fees**



**Hall entrance bay fronted terrace house  
requiring full modernisation**



This three storey property has previously been used as an unlicensed HMO and potential now exists for a builder or investor to upgrade the property into a productive rental property or spacious family home. The property has 5 bedrooms, 2 reception rooms, kitchen and bathroom. There is a small courtyard garden and on street permit parking. The town centre and sea front with its sandy beaches are within a short walk of the property.

Great Yarmouth is well served by shops and community facilities and has a regular bus and train services to Norwich and other major local centres.

**Tenure:** Freehold.

**EPC:** Current Rating G

**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 £1140 inc VAT, payable on exchange of contracts.

LOT  
15

RESIDENTIAL

52 Howard Street South, Great Yarmouth, Norfolk  
NR30 2PT

Guide £70,000 - £90,000 plus fees



### Vacant four storey three bedroom mid terrace town house



This property is situated in the centre of the town close to a range of services and amenities. It benefits from gas central heating and double glazing and is opposite a public car park. It was previously let at £625 pcm (£7,500 pa) and is now to be sold with vacant possession. There is the potential to convert it into two flats subject to the necessary consents.

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

**Tenure:** Freehold.  
**EPC:** Current Rating D

#### ADDITIONAL FEES

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
16

RESIDENTIAL

81 Lancaster Road, Great Yarmouth, Norfolk  
NR30 2NN

Guide £55,000 - £65,000 plus fees



### Vacant two bedroom mid terrace house requiring modernisation and redecoration



This basically modernised terrace house needs a range of general improvement and redecoration to reach its full potential. The property is currently vacant and would be ideal for builders or investors and has been priced competitively to attract interest. The property has an open plan main reception room and kitchen on the ground floor and two bedrooms and a bathroom on the first floor. It is located a short distance from the sea front and town centre.

**Tenure:** Freehold.  
**EPC:** Current Rating E

#### ADDITIONAL FEES

**Buyer's Premium:** £1140 inc VAT payable on exchange of contracts.  
**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
17

RESIDENTIAL

Flat 2, 39 Milton Road East, Lowestoft, Suffolk  
NR32 1NU

Guide £50,000 plus fees



### Spacious ground floor hall entrance bay fronted one bedroom flat



This vacant hall entrance flat is one of four within a converted period mid terrace property. It is mostly double glazed, has electric heating and a large basement ideal for storage. Improvement works have started, however further works are required. When complete the open market rental value is around £500 pcm (£6,000 pa) giving a potential healthy yield.

Located close to the town centre near a range of services and amenities.

**Tenure:** Leasehold.  
**EPC:** Current Rating F

#### ADDITIONAL FEES

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
18



#### RESIDENTIAL INVESTMENTS

Flats 1-5, 135 London Road South, Lowestoft, Suffolk NR33 0AX

**Guide £375,000+ plus fees**

**An investment opportunity to acquire the freehold of five flats situated on the east coast in the seaside resort of Lowestoft.**

This freehold property has been converted into five flats comprising of two, one bedroom flats and three, two bedroom flats. The flats are over five floors. The one bedroom basement flat is currently in the process of being refurbished and is

vacant. The ground floor flat is a one bedroom let on an AST achieving £400pcm. The first floor offers a two bedroom flat on an AST achieving £525pcm. The second floor offers a two bedroom flat on an AST achieving £525pcm. The attic offers a two bedroom flat on an AST achieving £500pcm. This is a great opportunity for an investor or with the necessary planning the flats could be divided. Fully occupied the potential

income is £28,200pa.

**Tenure:** Freehold.

**EPC:** Current Rating D, E

#### **ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



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#### RESIDENTIAL INVESTMENTS

4 Camperdown, Great Yarmouth, Norfolk NR30 3JB

**Guide £200,000 plus fees**

**High yielding residential investment producing £19,500 pa  
Six flats (4 let, 2 vacant)**

This large Grade II Listed three storey mid terrace property comprises of three studio flats, two 1 bedroom flats and one 2 bedroom flat. Although currently arranged as six flats the planning allows for five flats and so some reconfiguration work is

required.

When fully let the income could be over £24,000 pa. The property is located close to the town centre and beach.

This is an ideal opportunity for an investor looking for a high yielding investment.

**Tenure:** Leasehold.

**EPC:** Current Rating D, E

#### **ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

LOT  
20

MIXED USE

142 London Road South, Lowestoft, Suffolk  
NR33 0AZ

Guide £100,000 - £120,000 plus fees



### Town centre mixed use property comprising a vacant shop and one bedroom flat



This two storey mid terrace property comprises of a ground floor shop and self contained first floor one bedroom flat. The shop traded as a dry cleaners and laundrette for a number of years, however is now vacant and requires some improvement.

The flat was previously let at £400 pcm (£4,800 pa). It is double glazed and has gas central heating.

It is conveniently situated in a high street location close to the beach.

**Tenure:** Freehold.

**EPC:** Current Rating D

#### ADDITIONAL FEES

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
21

RESIDENTIAL

66 Nelson Road North, Great Yarmouth, Norfolk  
NR30 2AS

Guide £60,000 - £80,000 plus fees



### Four bedroom hall entrance terrace house requiring refurbishment



This property has been in the same family for around 100 years and is now to be sold with vacant possession. The property needs a comprehensive program of modernisation and will be sold as seen with the contents included. There is the potential for off road parking to the rear via Bermondsey Place West. It is conveniently located just north of the town centre close to a range of services and amenities.

On instruction of the executor.

**Tenure:** Freehold.

**EPC:** Current Rating G

#### ADDITIONAL FEES

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
22

RESIDENTIAL INVESTMENTS

44 Upper Cliff Road, Gorleston, Great Yarmouth,  
Norfolk NR31 6AH

Guide £60,000 plus fees



### Residential investment comprising a let terrace house on a regulated tenancy producing £5,252 pa



This three bedroom mid terrace house is let on a regulated tenancy to a long established tenant. The current passing rent is £101 per week. The property does not have central heating, however is mostly double glazed. Remedial work is required in the sitting room and there is a recent quote of £1,390 plus VAT to rectify this.

The house is located close to the town centre near a range of services and amenities.

**Tenure:** Freehold.

#### ADDITIONAL FEES

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
23

RESIDENTIAL

Manor Cottage 54A Bracondale, Norwich, Norfolk NR1 2AP

Guide £200,000 - £250,000 plus fees



**A split level city centre property with private gardens and parking**



Adjoining the Grade II Listed Manor House this surprisingly spacious split level property is tucked away in the highly popular Bracondale area of Norwich, which is within walking distance of the city centre.

The property has its own private gardens and off road parking for several vehicles and is now ready for restoration having been prepared ready for the new owner to commence work. The property has a main reception room, kitchen/diner and study/bedroom 3 on the ground floor and 2 bedrooms and a bathroom which extends over the Manor House at first floor level.

**Tenure:** Flying Freehold.

**EPC:** Current Rating D

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
24

PLOTS/BUILDING LAND

Land to rear of 50-54 Gertrude Road, Gilman Road, Norwich, Norfolk NR3 4SF

Guide £170,000 plus fees



**Building plot overlooking Mousehold Heath with consent for the erection of three townhouses**



A rare opportunity to acquire a residential development site for the erection of three, two storey townhouses facing onto Mousehold Heath. The properties will be approached from Gilman Road yet form the rear gardens of 50-54 Gertrude Road. The proposed dwellings have a reception room, inner hall, cloakroom and kitchen/living room on the ground floor and two bedrooms and a bathroom on the first floor. The front gardens provide off road parking and each unit will have its own rear garden.

An excellent opportunity for builders or investors.

**Tenure:** Freehold.

**ADDITIONAL FEES**

**Buyer's Premium:** £420 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
25

RESIDENTIAL

Mizpah, Bells Lane, Hinderclay, Diss, Norfolk IP22 1HW

Guide £220,000 - £240,000 plus fees



**Delightfully situated Grade II Listed detached cottage need of a program of modernisation and remedial repair set in 0.36 acre gardens (stms)**



This highly desirable detached 17th century cottage requires a full program of modernisation and remedial repair. Potential exists to expand the property, subject to planning permission, as there are ample grounds and a range of useful outbuildings which could be incorporated into the living accommodation or add useful workshop or studio space.

Diss is the closest major town which offers a full range of amenities including a main line railway service to London, Ipswich and Norwich.

**Tenure:** Freehold.

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
26

PLOTS/BUILDING LAND

Land adjacent to Gas House, Gas House Drive, Brandon, Suffolk IP27 0EB

Guide £250,000 plus fees



**Building land in attractive setting with outline planning consent for 9 properties**



A level building site on the fringe of the town in a non estate setting currently with planning for a detached house and 8 semi detached houses. The site extends to approximately 0.75 acre and was the site of the former gas works. The site is surrounded by other high quality housing and once built there would be high demand for the properties built on the site.

Brandon is a popular town well served by its own shops and amenities there is a regular bus and train service to other major local centers including Norwich, Cambridge and Thetford.

**Tenure:** Freehold.

**ADDITIONAL FEES**

**Buyer's Premium:** £420 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
27

AGRICULTURAL/AMENITY LAND

Land east of Green Lane, Diss Road, Burston, Diss, Norfolk IP22 5TP

Guide £100,000 - £120,000 plus fees



**Six acres of orchard and amenity land (stms) with consent for a timber storage and processing building in a truly delightful rural setting**



This parcel of stock proofed land is totally private and offers a rare opportunity to acquire six acres of amenity land with orchard, pasture and woodland. Planning permission was granted for the erection of a two storey timber apple storage and processing building also for the processing of honey. The site has a car parking area and adjoins the River Tate from which water for livestock can be taken.

Burston is situated approximately 3 miles north of Diss and 15 miles South of Norwich.

**Tenure:** Freehold.

**ADDITIONAL FEES**

**Buyer's Premium:** £420 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
28

RESIDENTIAL

119 Mill Lane, Bradwell, Great Yarmouth, Norfolk NR31 8HR

Guide £130,000 - £150,000 plus fees



**Detached bungalow in need of updating situated on a corner plot in the desirable village of Bradwell.**



Occupying a corner plot, this detached bungalow is situated in the desirable coastal village of Bradwell. We believe the bungalow would have been built in the late 1960s with a flat roof construction and is now in need of some updating. The property benefits from gas central heating installed approximately four years ago and has Upvc glazing throughout. The accommodation comprises of two bedrooms, generous lounge/diner, kitchen, bathroom. There is a single garage with workshop and sheds and an enclosed rear garden in need of some attention. Ideal for those looking for a project.

**Tenure:** Freehold.

**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 £1140 inc VAT, payable on exchange of contracts.

LOT  
29



#### REDEVELOPMENT

Bradfield Methodist Church, Heath Road, Bradfield, Manningtree, Essex  
CO11 2XD

**Guide £180,000 - £200,000 plus fees**

#### **A spacious former Methodist Church with function room and potential for alternative use**

Situated in the delightful north Essex village of Bradfield just 3 miles from Manningtree with its mainline rail links to London Liverpool Street is this extended redundant Methodist Church standing in grounds approaching one fifth of an acre. The property features a cupola to the left hand gable and accommodation with a wealth of character which includes a

congregational hall of approaching 1,000 sq ft with a gallery, a function room extending to over 1,000 sq ft, a kitchen, 2 ancillary rooms and 3 WCs. To either side is gated access to vehicular parking space along with additional forecourt parking to the front.

The property currently has F1(f) classification but may offer potential for alternative use, interested parties are advised to make their own enquiries with Tendring District Council.

**NOTE:** The property is Freehold apart from a small burial area to the front right hand side which will be on a long lease.

**Tenure:** Freehold.

#### **ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



Scan the code for  
full property details



**BOATYARD**  
Former Alphacraft Boatyard, Reeds Lane, St. Olaves, Norfolk NR31 9HG

**Guide £200,000 - £250,000 plus fees**

**A former boatyard extending to app. 4.25 acres (stms) with substantial River Waveney frontage**

Reeds Lane is home to a number of marine related business and at the far end is this former boatyard offering tremendous rejuvenation potential. The village of St Olaves is situated some 8 and 9 miles from Great Yarmouth and Beccles respectively and dissected by the River Waveney providing good access to the southern part of the Norfolk and Suffolk Broads.

The property includes two large somewhat dilapidated workshop/storage buildings along with an elevated office building to be completed internally.

Externally, the site offers several mooring basins although these are now silted up and overgrown, it is however considered there is potential for 150m or so of moorings, possibly more if incorporating finger pontoons.

The site benefits from a low flood wall which follows an irregular course between

the river and buildings and we believe this Lot offers tremendous regeneration potential.

**Tenure:** Freehold.

**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 £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

LOT  
31



Livermere Road Street Elevation 1:100 @ A1

AGRICULTURAL/AMENITY LAND

Land on the south/east side of Livermere Road, Troston, Bury St. Edmunds, Suffolk IP31 1ER

**Guide £275,000 - £325,000 plus fees**

**A rare opportunity to purchase a one third of an acre (stms) parcel of land with Planning Permission for 4 dwellings**

A prime development opportunity situated in the delightful Suffolk village of Troston which is located some 8 miles from both Bury St Edmunds and Thetford.

Full planning permission was granted in March 2021 by West Suffolk Council under application number 20/2005 for 4 spacious semi-detached houses with en-suite facilities, drawings can be viewed within the online Legal Pack.

We are advised there is no CIL payable and this Lot is sure to generate strong developer interest.

**Tenure:** Freehold.

**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 £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

LOT  
32



#### COMMERCIAL INVESTMENT

69-70 Marine Parade, Great Yarmouth, Norfolk NR30 2DQ

**Guide £325,000 plus fees**

**A block of 26 apartments located on the seafront at Great Yarmouth with a current gross income in excess of £100,000 pa when fully let**

Located opposite the Britannia Pier, this house of multiple occupation has been divided into twenty six apartments, most with self contained facilities. Twenty five are currently let and the remaining unit requires updating but will provide an additional rental income of approximately £4,500pa. The property has been upgraded by the current owner and it has

a Licence for multiple occupation granted by Great Yarmouth Borough Council for five years from 14th April 2019.

Tenants are liable for electricity bills and council tax. Water bills are paid by owner (currently in the region of £1,200pa).

This is an exceptional income generating opportunity and a sound investment for the experienced investor.

**Tenure:** Leasehold. 125 years from 15.04.2005. Annual Ground Rent £30,000.

**EPC:** Current Rating - please refer to Legal Pack

#### 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 £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details



#### REDEVELOPMENT

United Reformed Church, Meeting Green, Wickhambrook, Newmarket, Suffolk  
CB8 8XS

**Guide £150,000 - £170,000 plus fees**

**A Grade II Listed United Reformed Church in a delightful village setting and with potential for alternative use (stpp)**

Dating from the mid 18th Century with later additions this redundant United Reformed Church offers a wealth of character and original fittings including the pews and organ.  
The village of Wickhambrook is located some 10 and 11 miles from Newmarket

and Bury St Edmunds respectively and easily accessed from the A143.  
The property is set well back from the road with ample parking and also offers a 600 sq ft meeting/Sunday School hall which was previously utilised for a toddlers group.

Offering potential for alternative (stpp) use we see this as a unique opportunity for the imaginative purchaser.

**Tenure:** Freehold.

**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 £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

LOT  
34



#### COMMERCIAL INVESTMENTS

Merchant House, 26-28 Fore Street, Ipswich, Suffolk IP4 1JU

**Guide £250,000 - £300,000 plus fees**

**A prime commercial investment with established tenants and a strong rental yield.**

Situated on the fringe of the town centre is this substantial commercial investment with established tenants in situ. The property overall extends to around 4,500 sq ft (418 sq m) and is occupied by a well regarded restaurant to the ground floor, a tattooist on the first floor and a motorcycle repair shop to the rear, there is also the right to use 5 parking spaces

behind the building.

The combined annual rental yield is £30,700 which is broken down as follows:  
Takayama Restaurant - 7 year lease from April 2017 @ £15,500 per annum.  
Daisy Art - 10 year lease from October 2012 @ £11,000 per annum.  
Cox Motorcycles - 3 year lease from December 2015 @ £4,200 per annum.

With the annual income reflecting over 12% of the low Guide we believe this to be a solid investment opportunity.

**Tenure:** Freehold.

**EPC:** Current Rating D

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

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LOT  
35

RESIDENTIAL INVESTMENT

18 Towngate Mews, Peterborough Road, Market Deeping, Peterborough, Cambridgeshire PE6 8GQ

Guide £130,000 - £150,000 plus fees



**A first floor two bedroom apartment with secure parking with a tenant providing an income of £750 pcm (£9,000 pa)**



An opportunity to purchase an investment property currently to let for £750 pcm (£9,000 pa). The property offers a living room/kitchen with oven hob and extractor, master bedroom with en-suite shower, second bedroom and a bathroom. The apartment benefits from a gated secure parking space. The current owners have just found a new tenant who is moving in on the 12 July with a twelve month agreement. Market Deeping is located 9.2 miles north west of Peterborough. The town offers shopping and recreational facilities with more extensive facilities at Stamford and Peterborough both with rail links into London.

**Tenure:** Leasehold.  
**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 £1140 inc VAT, payable on exchange of contracts.

LOT  
36

RESIDENTIAL INVESTMENT

5 Cinder Ash Lane, London Road, Long Sutton, Spalding, Lincolnshire PE12 9EA

Guide £90,000 plus fees



**A two bedroom terraced cottage currently let on an assured shorthold tenancy at £550 pcm (£6,600 pa)**



This two bedroom terraced cottage would be an ideal investment opportunity and is located in the market town of Long Sutton within a short walk of the town centre shopping facilities. The property is currently let on an assured shorthold tenancy at £550 pcm (£6,600 pa), however the tenant has recently given notice. The cottage benefits from lounge, kitchen, utility room, two bedrooms, bathroom, electric heating and double glazing. The small market town of Long Sutton has a good range of amenities and still holds a market every Friday in the market square.

**Tenure:** Freehold.  
**EPC:** Current Rating F

**ADDITIONAL FEES**

**Buyer's Premium:** £420 inc VAT payable on exchange of contracts.  
**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
37

RESIDENTIAL

7 Cinder Ash Lane, London Road, Long Sutton, Spalding, Lincolnshire PE12 9EA

Guide £100,000 plus fees



**A two bedroom end of terrace cottage available with vacant possession, within a short walk of Long Sutton town centre**



This two bedroom end of terrace cottage is available with vacant possession and would be an ideal investment opportunity. The property is located in the market town of Long Sutton within a short walk of the town centre shopping facilities. The house benefits from lounge, kitchen, utility room, two bedrooms, bathroom, enclosed side garden, electric heating and double glazing.

The small market town of Long Sutton has a good range of amenities and still holds a market every Friday in the market square.

**Tenure:** Freehold.  
**EPC:** Current Rating E

**ADDITIONAL FEES**

**Buyer's Premium:** £420 inc VAT payable on exchange of contracts.  
**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
38

RESIDENTIAL INVESTMENT

20 Falcon Lane, Whittlesey, Peterborough,  
Cambridgeshire PE7 1BJ

Guide £210,000 plus fees



**A four bedroom house set on three levels with annexe potential. Currently let producing an income of £11,700 pa.**



This four bedroom house is located just off the town centre with good access to the shops and recreational facilities in the town. It is currently let to a family producing an income of £11,700 pa. The current tenants are using the room above the garage as a gym. However the owner has considered converting the garage and room above into an annexe. Whittlesey provides shops and recreational facilities together with a rail link into Peterborough and March.

**Tenure:** Freehold.  
**EPC:** Current Rating E

**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 £1140 inc VAT, payable on exchange of contracts.

LOT  
39

RESIDENTIAL INVESTMENT

3 Hunts End Court, Buckden, St. Neots,  
Cambridgeshire PE19 5QY

Guide £100,000 plus fees



**A tenanted first floor 1 bedroom flat producing £575 pcm (£6,900 pa) in the centre of the village**



An ideal opportunity for an investor to purchase this 1 bedroom first floor flat located centrally within the village of Buckden. The village offers shops and schooling and is located well for the A1 with access to London and the North. A main line rail link can be found at Huntingdon and Sandy providing access to London Kings Cross.

The property is let on an AST producing £6,900 pa and comprises a hall, lounge/ kitchen equipped with oven hob and extractor, bedroom and a shower room. A car parking space is located at the rear.

**Tenure:** Leasehold.  
**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 £1140 inc VAT, payable on exchange of contracts.

LOT  
40

REDEVELOPMENT

White Lion Farm, Cants Drove, Murrow, Wisbech,  
Cambridgeshire PE13 4HN

Guide £250,000 plus fees



**A detached house with planning permission to replace with a six bedroom house set in 0.83 of an acre**



A chance to acquire a derelict detached house set within 0.83 of an acre (stms) with full planning permission to replace with a detached property with a detached double garage. The new house offers three reception rooms, kitchen, utility and a ground floor W.C., first floor master bedroom with en-suite, five further bedrooms and a family bathroom. Planning reference F/YR20/0970/F.

Murrow is located 3 miles to the west of Wisbech with shopping and recreational facilities in the town. The A47 provides access to Peterborough and Kings Lynn.

**Tenure:** Freehold.

**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 £1140 inc VAT, payable on exchange of contracts.

LOT  
41



RESIDENTIAL

1 Ermine Street, Huntingdon, Cambridgeshire PE29 3EX

**Guide £265,000 plus fees**

**A four double bedroom semi detached house renovated internally**

This four double bedroom semi detached house is located centrally within the historic town of Huntingdon with easy access to the town centre and railway station providing links into London Kings Cross and the north.

The property has been renovated internally with new bath and shower rooms, kitchen, heating system and laminate flooring.

The successful purchaser could, with the necessary licence, convert the house into an HMO.

**Tenure:** Freehold.  
**EPC:** Current Rating E

**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 £1140 inc VAT, payable on exchange of contracts.



Scan the code for  
full property details

LOT  
42



#### PLOTS/BUILDING LAND

Orchard Farm, Frith Way, Great Moulton, Norwich, Norfolk NR15 2HE

**Guide £800,000 plus fees**

#### **Exciting residential redevelopment site in sought after South Norfolk village**

This former meat factory is currently vacant and offers a potentially highly lucrative residential redevelopment project. The site which extends to approximately 2.8 acres (Subject to Measured Survey) is within a highly sought after village location and within an area of picturesque rolling

countryside. The site at present has outline planning permission for nine residential dwellings with an area of retained open space.

The existing buildings have been retained as there is a considerable CIL benefit for continuing use however the buildings would need to be removed for construction to commence. Great Moulton is situated approximately

three miles from Long Stratton and twelve miles south of Norwich

**Tenure:** Freehold.

#### **ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

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LOT  
43



RESIDENTIAL

Hall Barn, Hall Farm Drive, Methwold, Thetford, Norfolk IP26 4PN

**Guide £500,000 plus fees**

**Substantial Grade II Listed Barn  
Conversion with accommodation  
extending to around 3,439 sq/ft**

Hall Barn is approached along a 300m shared private shingled driveway, positioned in a rural position overlooking farmland within the popular village of Methwold. The property is a Grade II listed barn, part of a complex of three barns, The current owners have undertaken the conversion, which was sympathetically altered, whilst retaining much of the original structure and period features where possible.

The internal space has been well designed and presented to a high standard, incorporating both traditional barn qualities and modern day living.

A real feature of the home is the large family room featuring elegant high vaulted ceilings with beautiful wooden beams, along with a stone surround fireplace and full height windows, allowing an abundance of natural light to flood the room, exposing beautiful field views.

The property enjoys modern qualities, such as underfloor heating, Cat 5 data

network, CCTV and security system. Broadband and cable TV connected.

**Tenure:** Freehold.

**EPC:** Current Rating C

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



Scan the code for  
full property details

LOT  
44

RESIDENTIAL

16 Mandells Court, Norwich, Norfolk NR3 1AY

Guide £70,000 - £90,000 plus fees



**Vacant city centre flat previously let at £525 pcm (£6,300 pa)**



This studio flat is tucked away in a historic city centre location just off Princes Street and situated close to Norwich Cathedral, Tombland and Elm Hill. It is double glazed and has electric heating. It can be accessed either via Princes Street or Waggon and Horses Lane.

This would be an ideal purchase for an investor or first time buyer.

**Tenure:** Leasehold. Lease 19.11.20 to 31.08.2197 so 177 years remaining. Ground rent: £250 pa Service charge: £50 pcm (£600 pa)  
**EPC:** Current Rating D

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
45

RESIDENTIAL

Apartment 9, East Hall, Lodge Road, Feltwell, Thetford, Norfolk IP26 4DP

Guide £100,000 - 120,000 plus fees



**A substantial three bedroom apartment ideal for owner occupation or investment**



This excellently proportioned and stylish apartment offers accommodation split over three levels and includes three double bedrooms, a generous reception room and a fitted kitchen. The property is in an impressive building, which has been tastefully converted into multiple units, each with residents parking and attractive fully maintained communal gardens. The property has been upgraded in recent years and incorporates many attractive and appealing features. It has its own private entrance as well as the access through the main hall. Internal inspection is highly recommended.

**Tenure:** Leasehold. 999 years from 01.01.2002. Ground Rent £25.00pa  
**EPC:** Current Rating - please refer to legal pack

**ADDITIONAL FEES**

**Buyer's Premium:** £420 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

Next Auction Date  
8th September 2021

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AUCTION  
HOUSE  
EAST ANGLIA

LOT  
46

RESIDENTIAL

3 Granby Street, Littleport, Ely, Cambridgeshire  
CB6 1NE

Guide £150,000 plus fees



**A three bedroom house with planning permission for conversion into two flats in the heart of Littleport**



An excellent opportunity to re-develop this 3 bedroom house in Littleport into a ground floor one bedroom flat and a first floor two bedroom flat. Planning has been granted by East Cambridgeshire Council ref 20/01384/FUL. The property currently has two receptions, kitchen, ground floor shower and on the first floor, three bedrooms and a bathroom. A courtyard can be found at the rear. Littleport is located 5 miles north of the City of Ely with its shopping and recreational facilities. Local facilities can be found in the town with a main line rail link into Cambridge and London Kings Cross.

**Tenure:** Freehold.  
**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 £1140 inc VAT, payable on exchange of contracts.

LOT  
47

RESIDENTIAL INVESTMENT

1 Victoria Road, Wisbech, Cambridgeshire  
PE13 2QL

Guide £130,000 - £150,000 plus fees



**A double fronted end of terrace property currently operated as a HMO with a potential income of £26,000 pa plus parcel of land to the rear**



This end of terrace property plus parcel of land to the rear which is within walking distance to the town centre is operated as a HMO and currently has two rooms occupied. When fully let and licensed, the property has a potential income in the region of £26,000 per annum. The house would be ideal for an investment purchaser or potential to reinstate to a family home with enclosed courtyard style rear garden, uPVC sealed unit double glazing & gas fired central heating system. Wisbech offers a range of shopping and recreational facilities and lies between Peterborough and Kings Lynn.

**Tenure:** Freehold.  
**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 £1140 inc VAT, payable on exchange of contracts.

LOT  
48

COMMERCIAL INVESTMENT

The Old Post Office, The Street, Long Stratton,  
Norwich, Norfolk NR15 2AH

Guide £195,000+ plus fees



**A great investment opportunity to acquire versatile premises formerly used partly as a hair salon**



Unique investment opportunity for a versatile premises. Situated in the centre of the village, which is scheduled to be bypassed within the next 2/3 years, the former Post Office has good presence and is on a large plot, offering an ideal location for either business, residential or mixed use. The property had change of use from residential to commercial 6 years ago and currently presented as an extensive hair and beauty salon. With the required planning permission, the first floor could be easily converted into a spacious two bedroom flat and the ground floor could provide a one bedroom flat with a lock up shop or a spacious two bedroom flat. The purchaser will have the option to acquire two further dwellings situated to the rear of the property. Further information available from the auctioneers.

**Tenure:** Freehold.  
**EPC:** Current Rating - please refer to Legal Pack

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
49

COMMERCIAL INVESTMENT

Queens Head Public House, The Street, Long Stratton, Norwich, Norfolk NR15 2XG

Guide £250,000+ plus VAT plus fees



Investment opportunity. Freehold public house situated within the centre of Long Stratton



Investment opportunity for an established public house with large living accommodation above. Currently tenanted on a five year contract expiring in August 2021 providing £20,800pa with further revenues linked to the public house providing approximately £8,500pa to be confirmed. The tenants of the public house have expressed their wish to renew their lease. The pub has two bars, dining area, washrooms, commercial kitchen and personal kitchen, whilst on the first floor there is a sitting room, office/fourth bedroom, three further bedrooms and shower room.

**Tenure:** Freehold.  
**EPC:** Current Rating E

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
50

RESIDENTIAL

4B Stracey Road, Norwich, Norfolk NR1 1EZ

Guide £100,000 - £120,000 plus fees



One bedroom apartment close to the city centre and train station



This first floor stylish vacant apartment is one of five within a converted period property. It benefits from UPVC double glazed units and an electric central heating system. There is a large open plan bay fronted main room and there is a modern kitchen and bathroom. The open market rental value is around £650 pcm (£7,800 pa). Viewing is essential to appreciate the location and accommodation offered. It is ideally located near the city centre and is only a five minute walk to train station.

**Tenure:** Leasehold.  
**EPC:** Current Rating E

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

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REDEVELOPMENT

United Reformed Church, Princes Street, Norwich, Norfolk NR3 1AZ

**Guide £250,000 - £300,000 plus fees**

**Magnificent Grade II listed city centre church and cottage with enormous redevelopment potential**

Substantial and impressive former city centre church now vacant and worthy of a sympathetic conversion into alternative use, subject to planning.

The building currently comprises a three storey church building with a brick and

slate roof. The church itself is single storey with a gallery, Sunday School and offices. In addition, the building accommodates a kitchen, toilets and meeting rooms. There is a cottage accessed internally and from the rear which may offer potential to revert to a self contained dwelling.

The property is situated in the city centre of Norwich, on Princes Street, an attractive

cobbled street with the river, Cathedral and Norwich Castle both a short distance away.

**Tenure:** Freehold.

**ADDITIONAL FEES**

**Buyer's Premium:** £720 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.3% inc VAT of



Scan the code for full property details

LOT  
52



RESIDENTIAL

260 Woodbridge Road, Ipswich, Suffolk IP4 2QT

**Guide £295,000 - £325,000 plus fees**

**A substantial 7 letting room HMO in a popular east Ipswich location**

Situated on the east side of Ipswich within walking distance of the town centre and on the Route 66 bus route is this substantial townhouse configured as a 7 letting room fully compliant HMO.

The property offers gas central heating, double glazing and is presented 'ready to go' having been refurbished to a high

standard, it is now offered for sale with full vacant possession.

When fully let it was producing £3,240 per calendar month £38,880 pa which represents 13% of the low Guide Price and is without doubt a first class investment opportunity.

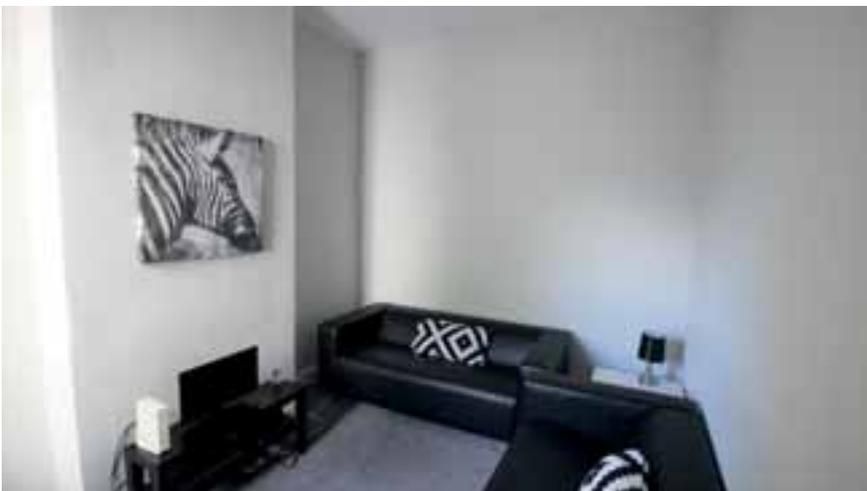
**Tenure:** Freehold.

**EPC:** Current Rating - please refer to Legal Pack

**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 £1140 inc VAT, payable on exchange of contracts.



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LOT  
53

RESIDENTIAL

Bank House Farm, Salters Lode,  
Downham Market, Norfolk PE38 0AZ

Guide £100,000 - £120,000 plus fees



**A derelict detached house set in 0.53 of an acre (stms) with potential subject to planning permission for redevelopment**



A rare opportunity to purchase a property on the edge of Salters Lode located just outside Downham Market, the property is isolated and has been secured by the local authority. We have had no access internally to this property. The plot is just over a half an acre and subject to planning permission could be a development site.

Salters Lode is a hamlet south west of the market town of Downham Market offering local shopping and recreational facilities together with a main line rail link into Cambridge and London Kings Cross.

**Tenure:** Freehold.

**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 £1140 inc VAT, payable on exchange of contracts.

LOT  
54

AMENITY LAND

Land adj to Dunburgh Road, Dunburgh, Beccles,  
Norfolk NR34 0LL

Guide £20,000 - £30,000 plus fees



**1.6 acre (stms) parcel of amenity land in Norfolk countryside**



This beautiful parcel of undulating land has gated access from Dunburgh Road and is tucked away offering a tranquil setting. Measuring approximately 1.6 acre (stms) the site has mature hedgerows and trees. It is well maintained and has been used for pure pleasure for the past 8 years by the current owners. The site falls away from the road to an historic railway line tucked into the southern boundary. Situated on the site is a rundown caravan, and two timber sheds. This is a rare opportunity to acquire a small part of Norfolk countryside.

**Tenure:** Freehold.

**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 £1140 inc VAT, payable on exchange of contracts.

LOT  
55

RESIDENTIAL

Flat 3, Beecholme, 129a Woodbridge Road,  
Ipswich, Suffolk IP4 2NR

Guide £90,000 - £110,000 plus fees



**A spacious first floor flat close to the town centre and with a share of the Freehold**



Situated just a short walk from the town centre is this well-proportioned first floor flat forming part of a Grade II Listed house conversion. The property, which would benefit from a small amount of improvement, offers two bedroom accommodation with a recently installed wet electric central heating system to radiators and retains a number of period features including fireplaces and sash windows. To the rear is residents parking with space for one car and being sold with a share of the Freehold we believe this to be an excellent investment opportunity or project for an owner occupier.

**Tenure:** Leasehold.

**EPC:** Current Rating B

**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 £1140 inc VAT, payable on exchange of contracts.

LOT  
56

MIXED USE

1-3 Padholme Road, Peterborough,  
Cambridgeshire PE1 5EF

Guide £200,000 plus fees



### A detached two bedroom house with adjacent shop ideal for redevelopment (stpp) in the centre of Peterborough



A rare opportunity to purchase a detached house with great development potential within 15 minutes of the mainline railway station and ten minutes from the city centre. This detached house offers three receptions, kitchen, bathroom and a utility room. On the first floor two double bedrooms and a bathroom. Outside is a garage and gardens with a separate shop and work shop to the rear of the shop. The property offers a good opportunity to re develop the site into two properties with the necessary planning permission. The city of Peterborough provides numerous shopping and recreational facilities and the planned new university campus. A main rail link provides access in to London Kings Cross and the North.

**Tenure:** Freehold.

**EPC:** Current Rating E

#### ADDITIONAL FEES

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
57

LAND

Land Opposite 59 Station Road, Docking,  
Kings Lynn, Norfolk PE31 8LT

Guide £20,000 - £40,000 plus fees



### A rectangular parcel of land in the sought after village of Docking



This parcel of land is rectangular in size and has a frontage of around 48ft onto Station Road and an approximate depth of around 28ft but narrows to one side.

The land may offer development potential subject to the necessary consent being obtained.

Docking is a pretty village in the north western corner of Norfolk with a range of amenities including a large convenience store, pub, fish & chip shop and primary school.

**Tenure:** Freehold.

#### ADDITIONAL FEES

**Buyer's Premium:** £420 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
58

RESIDENTIAL

37 St. Johns Court, Princes Road, Felixstowe,  
Suffolk IP11 7SG

Guide £70,000 - £80,000 plus fees



### A second floor retirement apartment for the over 60s within walking distance of the sea front



This lift served second floor retirement one bedroom apartment is situated in a prime location close to a comprehensive range of amenities.

The property which is exclusively for the over 60s, offers guest accommodation, communal grounds, resident's parking and is served by a Residential Housing Manager.

Competitively priced to secure a sale we believe this is an opportunity not to be missed.

**Tenure:** Leasehold.

**EPC:** Current Rating - please refer to Legal Pack

#### 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 £1140 inc VAT, payable on exchange of contracts.

LOT  
59

COMMERCIAL INVESTMENT

20 St. Helens Street, Ipswich, Suffolk IP4 1HJ

Guide £55,000 - £65,000 plus fees



**A freehold commercial investment with a strong yield on the fringe of the town centre**



On the eastern edge of the town centre is this commercial investment comprising a tenanted retail unit with 2 flats above which have been sold on leases. The shop has been let on a 10 year lease from October 2018 at a current rent of £5,580 per annum and the flats produce £400 per annum from Ground Rent and insurance. With the annual gross income equating to 10% of the low Guide Price we see this as a strong investment and a worthy addition to any portfolio.

**Tenure:** Freehold.  
**EPC:** Current Rating C,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 £1140 inc VAT, payable on exchange of contracts.

LOT  
60

RESIDENTIAL

15 Mulberry Close, Norwich, Norfolk NR3 3PJ

Guide £200,000 plus fees



**Four bedroom duplex apartment with allocated off road parking space close to the city centre**



This spacious property is situated just a short walk from the city centre close to a range of services and amenities. It was previously let at £1,200 pcm (£14,400 pa) and is now to be sold with vacant possession. It has pedestrian access via Westwick Street and vehicular access via Coslany Street. There is a secure code and phone entry system with stairs leading up to the second floor with a fire escape on the third floor. The apartment benefits from gas central heating and double glazing and now requires some modernisation.

**Tenure:** Leasehold.  
**EPC:** Current Rating C

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

LOT  
61

LAND

Land off Parklands (left), Costessey, Norwich, Norfolk NR8 5AL

Guide £25,000 plus fees



**Ransom strip land measuring around 3 ft wide by 245 ft long stms**



This long and thin parcel of land borders the adopted road Parklands and land to the east. The land to the rear may offer some long term development potential making this a shrewd long term investment.

A Ransom strip refers to a parcel of land needed to access an adjacent property from a public highway. This piece of land that must be crossed to enable the adjoining land to ever be developed.

**Tenure:** Freehold.

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



LAND

Land off Parklands (right), Costessey, Norwich, Norfolk NR8 5AL

Guide £25,000 plus fees



### Ransom strip land measuring around 3 ft wide by 345 ft long stms



This long and thin plot of land borders the adopted road Parklands and land to the east. The land to the rear may offer some long term development potential making this a shrewd long term investment.

A Ransom strip refers to a parcel of land needed to access an adjacent property from a public highway. This piece of land that must be crossed to enable the adjoining land to ever be developed.

Tenure: Freehold.

#### ADDITIONAL FEES

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



RESIDENTIAL

60 Ipswich Road, Lowestoft, Suffolk NR32 1TT

Guide £80,000 - £100,000 plus fees



### Three bedroom hall entrance terrace house Requiring updating and improvement



This end terrace bay fronted house has been in the same family for around ninety years and is now to be sold with vacant possession. The property has gas central heating, is partially double glazed and has a large attic room. It now requires modernisation.

It is conveniently located less than half a mile north west of the town centre close to a range of services and amenities.

An ideal purchase for the owner-occupier or investor.

Tenure: Freehold.

#### ADDITIONAL FEES

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

# Want to receive Newsletter & Property Alerts



Visit [auctionhouse.co.uk/alerts.aspx](http://auctionhouse.co.uk/alerts.aspx) to register



To request a viewing please contact the Auctioneers. For full details of solicitors acting for the sellers and any disbursements listed that may become payable by the purchaser on completion, please refer to our website [auctionhouse.co.uk/eastanglia](http://auctionhouse.co.uk/eastanglia) and the **Special Conditions of Sale** within the Legal Pack



#### COMMERCIAL INVESTMENT

Burlingham Business Centre, Main Road, North Burlingham, Norwich, Norfolk  
NR13 4TA

**Guide £450,000 - £500,000 plus VAT plus fees**

**An exciting and valuable freehold investment opportunity to be sold with a potential income of circa £60,000 pa**

Burlingham Business Centre comprises of a range of offices, storage units, a large industrial building, car parking and storage land. The whole site is currently let to a range of businesses, however the existing tenants are prepared to vacate leaving the site vacant apart from the Solar energy

plant which provides an income stream of approximately £8,000 pa and a supply of free energy to the site.

The 0.67 acre site is in a high profile position just off the A47 Norwich to Great Yarmouth road near to Acle and close to other similar commercial enterprises.

**Tenure:** Freehold.  
**EPC:** Current Rating B, A+

#### ADDITIONAL FEES

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

LOT  
65



RESIDENTIAL

7 Eaton Street, Eaton, Norwich, Norfolk NR4 7AB

**Guide £200,000 plus fees**

**Grade II Listed three bedroom detached cottage in need of updating**

This brick and flint cottage is located within the Eaton conservation area. It is in a sought after area only three miles south of the city centre and opposite a bus stop, Cellar House public house and close to Waitrose.

It has plenty of character with ample in built storage and a stone fire surround and benefits from gas fired central heating and secondary glazing over the wood framed single glazed units.

The property has been in the same family for many years and now requires modernisation to realise its full potential.

**Tenure:** Freehold.

**ADDITIONAL FEES**

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

To request a viewing please contact the Auctioneers. For full details of solicitors acting for the sellers and any disbursements listed that may become payable by the purchaser on completion, please refer to our website [auctionhouse.co.uk/eastanglia](http://auctionhouse.co.uk/eastanglia) and the **Special Conditions of Sale** within the Legal Pack

# Get a move on!



Whether you're looking to move house, remortgage or acquire a commercial property, our dedicated team can assist you through the legal process.



## The conveyancing specialists

BURY 01284 727290 CAMBRIDGE 01223 236555 COLCHESTER 01206 710717  
DISS 01379 646040 IPSWICH 01473 234730

[www.haywardmoon.co.uk](http://www.haywardmoon.co.uk)

## Property Types for Auction

There are many different types of property that sell well at Auction, and if you have one that falls into any of these categories you certainly should consider the Auction route. Check through the list below, and if you find a match, then give Auction House a call.



Properties for Improvement



Mixed Use Properties



Tenanted Properties



Commercial Investments



Residential Investments



Unique Properties



Development Propositions



Amenity Land and Other Property



Building Land



# MEMORANDUM OF SALE

PROPERTY ADDRESS:  LOT NO:

THE VENDOR:

THE PURCHASER:

POSTCODE:  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

PURCHASER SOLICITOR:

POSTCODE:  TEL:

VENDORS SOLICITOR:

POSTCODE:  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 £1140.00 (£950.00 + VAT) plus Buyers Premium if applicable.

# PROXY, TELEPHONE OR INTERNET BIDDING FORM

Please also sign the reverse side of this form and return to [norwich@auctionhouse.co.uk](mailto:norwich@auctionhouse.co.uk)

**\*IMPORTANT** - the name in which the form is completed and ID provided for is the name that will be entered onto the memorandum of sale if you are the successful bidder.

## AUTHORISATION FOR BIDDING BY PROXY, TELEPHONE OR INTERNET

INTERNET

PROXY

TELEPHONE

NAME:

\* NAME OF PURCHASER IF DIFFERENT FROM ABOVE:

NAME OF PURCHASING COMPANY (IF APPLICABLE):

OF (ADDRESS):

POSTCODE:

TIME AT ADDRESS:

EMAIL:

I CONFIRM I HAVE REGISTERED FOR THE LEGAL PACK USING THIS EMAIL ADDRESS:

TEL:

MOBILE:

DO WE ATTACH COPIES OF PHOTO ID AND SEPARATE PROOF OF ADDRESS:

PHOTO:

PROOF OF ADDRESS:

NI NUMBER:

I 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.

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:

EMAIL:

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:

ONCE COMPLETED, PLEASE RETURN TO [norwich@auctionhouse.co.uk](mailto:norwich@auctionhouse.co.uk)

## 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](mailto: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 £1140.00 (£950.00 + 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**

# 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,  
Cringelford, Norwich NR4 6UE  
T: 01603 505 100  
E: norwich@auctionhouse.co.uk

Stuart House, St John's Street  
Peterborough PE1 5DD  
T: 01733 889 833  
E: peterborough@auctionhouse.co.uk

17 Neptune Quay  
Ipswich IP4 1QJ  
T: 01473 558 888  
E: ipswich@auctionhouse.co.uk

St Ann's House, St Ann's Street  
Kings Lynn PE30 1LT  
T: 01553 777 773  
E: kingslynn@auctionhouse.co.uk

# Common auction conditions

Edition 4—reproduced with the consent of the RICS

## Introduction

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

## Glossary

The glossary gives special meanings to certain words used in the conditions.

## Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

## Sale Conditions

The Sale Conditions apply only to property in England and Wales, and 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. They must not be used if other standard conditions apply.

## GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

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 appear in small capitals 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 is regulated by a competent UK regulatory authority 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) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

## 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 for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

## COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

## CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE 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 sold before or after 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 (apart from FINANCIAL CHARGES).

## EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

## FINANCIAL CHARGE

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

## GENERAL CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

## INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

## 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, a person undertaking a similar role).

## PRICE

The PRICE (exclusive of VAT) 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 schedule of TENANCIES (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 seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

## AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be disappplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

## A1 INTRODUCTION

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2 If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. 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 or fails to provide identification as required by the AUCTIONEERS.

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.

A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.

A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

## A3 BIDDING AND RESERVE PRICES

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

## 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.

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, 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 only 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

# Common auction conditions

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<p>A5.5 (b) sign the SALE MEMORANDUM on YOUR behalf. The deposit (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment); (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations; (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and (d) 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 stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.</p> <p>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.</p> <p>A5.7 Where WE hold the deposit as stakeholder WE 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.</p> <p>A5.8 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.</p> <p>A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.</p> <p><b>A6 EXTRA AUCTION CONDUCT CONDITIONS</b></p> <p>A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £5,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.</p> <p><b>GENERAL CONDITIONS OF SALE</b></p> <p>Words in small capitals have the special meanings defined in the Glossary. The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.</p> <p><b>G1 THE LOT</b></p> <p>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 is that referred to in the SALE MEMORANDUM.</p> <p>G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.</p> <p>G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.</p> <p>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, under 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.</p> <p>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.</p> <p>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.</p> <p>G1.7 The LOT does not include any tenant's or trade fixtures or</p>	<p>fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are: (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and (b) the SELLER is to leave them at the LOT.</p> <p>G1.8 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.</p> <p>G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.</p> <p><b>G2 DEPOSIT</b></p> <p>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).</p> <p>G2.2 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.</p> <p>G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.</p> <p><b>G3 BETWEEN CONTRACT AND COMPLETION</b></p> <p>G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.</p> <p>G3.2 If the SELLER is required to insure the LOT then the SELLER (a) must produce to the BUYER on request all relevant insurance details; (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due; (c) gives no warranty as to the adequacy of the insurance; (d) must 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) must, 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 as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).</p> <p>G3.3 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.</p> <p>G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.</p> <p>G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.</p> <p><b>G4 TITLE AND IDENTITY</b></p> <p>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 to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.</p> <p>G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION: (a) 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. (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE 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. (c) If title is in the course of registration, title is to consist of: (i) certified copies of the application for registration</p>	<p>of title made to the Land Registry and of the DOCUMENTS accompanying that application; (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iii) 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.</p> <p>(d) 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.</p> <p>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(1)(b) 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.</p> <p>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.</p> <p>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.</p> <p>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 Money Laundering Regulations and Land Registry Rules.</p> <p><b>G5 TRANSFER</b></p> <p>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.</p> <p>G5.2 If the SELLER has any liability (other than to the BUYER) 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.</p> <p>G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.</p> <p>G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant; (b) the form of new lease is that described by the SPECIAL CONDITIONS; and (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.</p> <p><b>G6 COMPLETION</b></p> <p>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.</p> <p>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, but no other amounts unless specified in the SPECIAL CONDITIONS.</p> <p>G6.3 Payment is to be made in pounds sterling and only by (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.</p> <p>G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.</p> <p>G6.5 If COMPLETION takes place after 1400 hours for a reason</p>
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# Common auction conditions

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	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.		rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and	<b>G13</b>	<b>RENT DEPOSITS</b>
G6.6	Where applicable the CONTRACT remains in force following COMPLETION.		(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.	G13.1	Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
<b>G7</b>	<b>NOTICE TO COMPLETE</b>			G13.2	The remainder of 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.
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.	G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest from the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.	G13.3	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.
G7.2	The person giving the notice must be READY TO COMPLETE.			G13.4	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:
G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:	<b>G11</b>	<b>ARREARS</b>		(a) observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
	(a) terminate the CONTRACT;	Part 1 – Current rent			(b) give notice of assignment to the tenant; and
	(b) claim the deposit and any interest on it if held by a stakeholder;	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 on the most recent rent payment date on or within four months preceding COMPLETION.		(c) give such direct covenant to the tenant as may be required by the rent deposit deed.
	(c) forfeit the deposit and any interest on it;			<b>G14</b>	<b>VAT</b>
	(d) resell the LOT; and	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.	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.
	(e) claim damages from the BUYER.	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.	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.
G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:	Part 2 – BUYER to pay for ARREARS		<b>G15</b>	<b>TRANSFER AS A GOING CONCERN</b>
	(a) terminate the CONTRACT; and	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.	G15.1	Where the SPECIAL CONDITIONS so state:
	(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.	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.		(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>G8</b>	<b>IF THE CONTRACT IS BROUGHT TO AN END</b>	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.	G15.2	(b) this CONDITION G15 applies.
	If the CONTRACT is lawfully brought to an end:	Part 3 – BUYER not to pay for ARREARS			The SELLER confirms that the SELLER:
	(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS		(a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; 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.		(a) so state; or		(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.
<b>G9</b>	<b>LANDLORD'S LICENCE</b>	G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:	G15.3	The BUYER confirms that
G9.1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.		(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;		(a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.		(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);		(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;
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 ("licence notice").		(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;		(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
G9.4	The SELLER must		(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;	G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence
	(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and		(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		(a) of the BUYER'S VAT registration;
	(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).		(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.		(b) that the BUYER has made a VAT OPTION; and
G9.5	The BUYER must promptly	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.		(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.
	(a) provide references and other relevant information; and	<b>G12</b>	<b>MANAGEMENT</b>	G15.5	The BUYER confirms that after COMPLETION the BUYER intends to
	(b) comply with the landlord's lawful requirements.	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.		(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
G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER 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 the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.		(b) collect the rents payable under the TENANCIES and charge VAT on them.
<b>G10</b>	<b>INTEREST AND APPORTIONMENTS</b>	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:	G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
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 money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.		(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;		(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;
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 promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.		(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		(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:		(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.		(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.
	(a) the BUYER is liable to pay interest; and			<b>G16</b>	<b>CAPITAL ALLOWANCES</b>
	(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.			G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
G10.4	Apportionments are to be calculated on the basis that:			G16.2	The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in
	(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				

# Common auction conditions

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	connection with the BUYER's claim for capital allowances.	G22.2	No apportionment is to be made at COMPLETION in respect of service charges.		(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.	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: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant; (c) any amounts due from a tenant that have not been received; (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.		(b) 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
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.				(c) 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.
<b>G17</b>	<b>MAINTENANCE AGREEMENTS</b>				
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.	G22.4	In respect of each TENANCY, if the service charge account shows: (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;	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.
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.		but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.	<b>G25</b>	<b>WARRANTIES</b>
<b>G18</b>	<b>LANDLORD AND TENANT ACT 1987</b>			G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987	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.	G25.2	Where a warranty is assignable the SELLER must: (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and (b) 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.
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.	G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and (b) 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.	G25.3	If a warranty is not assignable the SELLER must after COMPLETION: (a) hold the warranty on trust for the BUYER; and (b) 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.
<b>G19</b>	<b>SALE BY PRACTITIONER</b>	<b>G23</b>	<b>RENT REVIEWS</b>	<b>G26</b>	<b>NO ASSIGNMENT</b>
G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.	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.		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.
G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.	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.	<b>G27</b>	<b>REGISTRATION AT THE LAND REGISTRY</b>
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.	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.	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: (a) procure that it becomes registered at the Land Registry as proprietor of the LOT; (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
G19.4	The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) 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.	G23.4	The SELLER must promptly: (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.	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: (a) apply for registration of the TRANSFER; (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.
G19.5	Where relevant: (a) 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 (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.	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.	<b>G28</b>	<b>NOTICES AND OTHER COMMUNICATIONS</b>
G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.	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.	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.
<b>G20</b>	<b>TUPE</b>	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.	G28.2	A communication may be relied on if: (a) delivered by hand; or (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or (c) 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.
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.	G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.	G28.3	A communication is to be treated as received: (a) when delivered, if delivered by hand; or (b) 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.
G20.2	If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) 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. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees. (c) 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. (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.	<b>G24</b>	<b>TENANCY RENEWALS</b>	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.
G20.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	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.	<b>G29</b>	<b>CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999</b>
<b>G22</b>	<b>SERVICE CHARGE</b>	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.		No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.	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:		

# Auction Results

16th June 2021

We were delighted with the results of our fourth auction of the year. There were 221 registered bidders and over a thousand people watched the four-hour auction live on our website with buyers and sellers connecting with us from all over the country and abroad.



## Best performance

**SOLD**  
£136,000

Land off The Street,  
Reymerston, Norfolk

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

**Description:** 3.57 acres of grazing land located in a rural location with road frontage. This parcel of land has been used for sheep grazing and will be sold with vacant possession. It is in a tranquil area adjoining open farmland and has some ponds and is screened by mature trees and vegetation. There is a mains water supply and land drains and it is stock fenced making this ideal for equestrian or livestock use.

**What made this property achieve this price:** The owner wanted to establish market value for the land. Land prices vary hugely per acre and the only way to achieve this was by putting it to public auction. With a guide price of £35,000 being around £10,000 per acre it generated significant interest with 29 separate bidders at the auction. Various telephone, proxy and internet bidders pushed the final hammer price to a staggering £136,000, over £38,000 per acre. After the auction the family were surprised and absolutely thrilled at how well it did. It made this price because of its rarity factor and the fact that there were a range of competing buyer types against each other from farmers, land speculators and life style buyers.

## Hotspots

### Holt, Norfolk

This historic Georgian town is charming and is located in rural north Norfolk surrounded by parks. It is close to the coast with a range of shops and places to stay making it an ideal holiday destination.

Two building plots set in three quarters of an acre with planning permission for two detached bungalows at The Grove off Cromer Road proved popular. They sold for £436,000, well above their guide of £300,000.

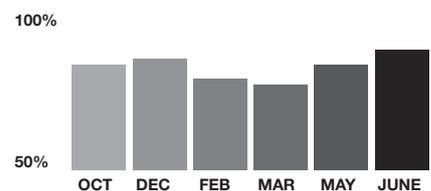
### Woodbridge, Suffolk

It is well known for its boating harbour and tide mill, on the edge of the Suffolk Coast and Heath Area of Outstanding Natural Beauty. Its a gem in Suffolk's crown and has been named one of the best places to live in the East of England.

A plot of land extending to a third of an acre with road frontage in an attractive village setting in Hacheston north of the town proved incredibly popular despite not having any planning permission. It sold for £101,000, well above its guide of £20,000 to £30,000.

## Trends

Our average success rate over the six auctions is 83%.



## June Auction Summary

52 lots offered

46 lots sold

Raised Over £8 million

Success 88%

# Properties Sold

16 June 2021



**SOLD**  
£170,000

148 Magdalen Street, Norwich,  
Norfolk

Guide: £130,000 - £150,000



**SOLD**  
£475,000

Coach House and Hayloft,  
Mangreen, Norwich, Norfolk

Guide: £450,000



**SOLD**  
£230,000

2 Hall Road, Winfarthing, Diss,  
Norfolk

Guide: £170,000 - £190,000



**SOLD**  
AFTER

31 Gunton Road, Wymondham,  
Norfolk

Guide: £180,000 - £200,000



**SOLD**  
£248,000

348 Unthank Road, Norwich,  
Norfolk

Guide: £180,000 - £200,000



**SOLD**  
£99,000

14 The Towers, Carrow Hill,  
Norwich, Norfolk

Guide: £90,000 - £110,000



**SOLD**  
£71,000

120-124 Magdalen Street,  
Norwich, Norfolk

Guide: £50,000 - £70,000



**SOLD**  
£192,000

40 St. Mildreds Road, Norwich,  
Norfolk

Guide: £140,000 - £160,000



**SOLD**  
£102,000

Classic Bodyworx, Vicarage  
Farm Road, Cambridgeshire

Guide: £80,000-£100,000+VAT



**SOLD**  
£161,000

4 Black Horse Road,  
Clenchwarton, Norfolk

Guide: £140,000 - £160,000



**SOLD**  
£200,000

34 Moat Road, Terrington St.  
Clement, Kings Lynn, Norfolk

Guide: £180,000 - £200,000



**SOLD**  
£333,000

6 Broadwater Way, Horning,  
Norwich, Norfolk

Guide: £275,000 - £300,000



**SOLD**  
£136,000

Land off The Street, Reymerston,  
Norfolk

Guide: £35,000



**SOLD**  
£126,000

Barn and Land adj to  
Littlewoods Farm, Norfolk

Guide: £115,000+



**SOLD**  
£268,000

Land between Brandiston Road  
and Norwich Road, Norfolk

Guide: £250,000



**SOLD**  
£48,000

The Plot, Sandpit Lane, Thorpe  
Market, Norwich, Norfolk

Guide: £20,000 - £40,000



**SOLD**  
£180,000

7 Barrack Row, The Street,  
Shotley, Ipswich, Suffolk

Guide: £175,000



**SOLD**  
£105,000

38 Hillcrest Court, Ipswich  
Road, Pulham Market, Norfolk

Guide: £95,000 - £105,000



**SOLD**  
£74,750

19 East Road, Great Yarmouth,  
Norfolk

Guide: £65,000 - £75,000



**SOLD**  
£67,000

1 Mariners Road, Great  
Yarmouth, Norfolk

Guide: £65,000



**SOLD**  
£65,000

2 Mariners Road, Great  
Yarmouth, Norfolk

Guide: £60,000



**SOLD**  
£218,000

Former United Reformed  
Church, Cambridgeshire

Guide: £160,000 - £180,000



**SOLD**  
£185,000

11 Wellesley Road, Great  
Yarmouth, Norfolk

Guide: £185,000



**SOLD**  
£157,000

13 St. Catherines Way, Great  
Yarmouth, Norfolk

Guide: £140,000 - £160,000



**SOLD**  
£430,000

Dunelm House, 130 Middleton  
Road, Great Yarmouth, Norfolk

Guide: £395,000



**SOLD**  
£147,000

4 Chapel Street, Peasenhall,  
Saxmundham, Suffolk

Guide: £120,000 - £130,000



**SOLD**  
£101,000

Land off Marlesford Road,  
Hacheston, Suffolk

Guide: £20,000 - £30,000



**SOLD**  
£26,500

The Boat, Riverside Walk,  
Theford, Norfolk

Guide: £10,000 - £20,000



**SOLD**  
£185,000

Araglin, Withergate Road,  
Worstead, Norfolk

Guide: £200,000 - £225,000



**SOLD**  
£436,000

The Building Plots, The Grove,  
Cromer Road, Holt, Norfolk

Guide: £300,000



# DO YOU HAVE A PROPERTY SUITABLE FOR AUCTION?

**We are now taking  
entries for our  
next auctions**

**11:00am Wednesday 8th September 2021**  
Livestream Auction

**11:00am Wednesday 20th October 2021**  
Livestream Auction

**11:00am Wednesday 8th December 2021**  
Livestream Auction



As the largest and most successful property auctioneer in the region, our team has local expert knowledge and is equipped and experienced to assist everyone from King's Lynn to Colchester, Thetford to Great Yarmouth, and Wisbech to Lowestoft. If you have a property you would like to auction, feel free to contact the team who will be more than happy to assist.

**For all enquiries or a valuation contact your local office below**



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E: [peterborough@auctionhouse.co.uk](mailto:peterborough@auctionhouse.co.uk)

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Kings Lynn PE30 1LT  
T: 01553 777 773  
E: [kingslynn@auctionhouse.co.uk](mailto:kingslynn@auctionhouse.co.uk)

# \*\*\*LATE ENTRY\*\*\*



## RESIDENTIAL

33 Southgate House, Rougham Road, Bury St. Edmunds, Suffolk IP33 2RN

**Guide £120,000 - £130,000 plus fees**

### **A spacious retirement penthouse apartment within stunning grounds**

Situated on the southern side of town with easy access to the A14 is this particularly well proportioned penthouse apartment forming part of an impressive Grade II Listed house.

The property is on the second floor (please be advised that it is not lift served and

approached a 35 step staircase) and offers 2 bedroom accommodation which is complemented by electric heating and an emergency pull cord system which is monitored on a 24 hours a day, 365 days of the year basis.

Residents can also make use of a communal lounge and conservatory whilst outside are beautifully landscaped gardens and ample parking space.

**Tenure:** Leasehold.  
99 years from August 1986

### **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 £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

# \*\*\*LATE ENTRY\*\*\*



## AMENITY LAND

Plot 74 Heron Island, Crabbetts Marsh, Horning, Norwich, Norfolk NR12 8JP

**Guide £3,000 - £6,000 plus fees**

### Parcel of amenity land on Heron Island with access via a bridge

Crabbetts Marsh is a private dyke leading onto the River Bure and Plot 74 is a parcel of amenity waterside land, situated on Heron Island, a part of the marsh accessed via a bridge.

Currently overgrown this tranquil spot can be accessed via a shared driveway and is within a short distance of the village of Horning and only a mile from Wroxham.

**Tenure:** Freehold.

### 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 £1140 inc VAT, payable on exchange of contracts.



Scan the code for full property details

To request a viewing please contact the Auctioneers. For full details of solicitors acting for the sellers and any disbursements listed that may become payable by the purchaser on completion, please refer to our website [auctionhouse.co.uk/eastanglia](http://auctionhouse.co.uk/eastanglia) and the **Special Conditions of Sale** within the Legal Pack