

# ORDER OF SALE

**Wednesday 12th February 2020 11.00am**

The Sunningdale Suite, Dunston Hall Hotel, Ipswich Road, Norwich NR14 8PQ

| LOT | ADDRESS  | *GUIDE PRICE        | LOT TYPE                  |
|-----|--|---------------------|---------------------------|
| 1   | 2A May Road, Lowestoft, Suffolk NR32 2DL   | £50,000 - £60,000   | Residential               |
| 2   | 2A Upper Olland Street, Bungay, Norfolk NR35 1BG   | £25,000 - £35,000   | Residential Investment    |
| 3   | Flat 10, The Poplars, 77 Avondale Road, Gorleston, Great Yarmouth, Norfolk NR31 6DJ                    | £35,000 - £40,000   | Residential Investment    |
| 4   | 7 Lemn Road, Gorleston, Great Yarmouth, Norfolk NR31 6ET   | £65,000 - £75,000   | Residential               |
| 5   | 21 Youell Avenue, Gorleston, Great Yarmouth, Norfolk NR31 6HT  | £200,000 - £225,000 | Residential               |
| 6   | 22 Broad Row, Great Yarmouth, Norfolk NR30 1HT   | £130,000 - £150,000 | Mixed Use Investment      |
| 7   | 44 Lancaster Road, Great Yarmouth, Norfolk NR30 2NQ  | £100,000 - £110,000 | Residential               |
| 8   | 112 Wellesley Road, Great Yarmouth, Norfolk NR30 2AR   | £200,000 - £250,000 | Residential Investment    |
| 9   | The First and Last Public House Development Site, Yarmouth Road, Ormesby St Margaret, Norfolk NR29 3QG | £300,000 - £350,000 | Redevelopment             |
| 10  | 1 Seaview Crescent, Ostend Road, Walcott, Norwich, Norfolk NR12 0NL                                    | £50,000 - £70,000   | Residential               |
| 11  | The Cottage, 8 Loudon Road, Cromer, Norfolk NR27 9EF   | £350,000            | Commercial                |
| 12  | Plot 45 Crabbetts Marsh, Horning, Norfolk NR12 8JP   | £3,000 - £6,000     | Amenity Land              |
| 13  | Plot 46 Crabbetts Marsh, Horning, Norfolk NR12 8JP   | £3,000 - £6,000     | Amenity Land              |
| 14  | Plot 47 Crabbetts Marsh, Horning, Norfolk NR12 8JP   | £3,000 - £6,000     | Amenity Land              |
| 15  | Sunnymeade, Crown Road, Buxton, Norwich, Norfolk NR10 5EH  | £700,000            | Residential               |
| 16  | Sunnyside, Post Office Lane, Saxthorpe, Norwich, Norfolk NR11 7BL                                      | £180,000 - £200,000 | Residential               |
| 17  | 3 Hall Road, Winfarthing, Diss, Norfolk IP22 2EP   | £160,000 - £180,000 | Residential               |
| 18  | Lime Tree House, Colegate End Road, Pulham Market, Diss, Norfolk IP21 4XG                              | £440,000            | Residential               |
| 19  | 1 Manor Farm Cottages, The Green, Little Plumstead, Norwich, Norfolk NR13 5EL                          | £160,000 - £180,000 | Residential               |
| 20  | The Old Post Office, Norwich Road, Clint Green, Yaxham, Norfolk NR19 1AB                               | £150,000 - £175,000 | Redevelopment             |
| 21  | The Building Plot, Rear of the Old Post Office, Norwich Road, Clint Green, Yaxham, Norfolk NR19 1AB    | £75,000 - £85,000   | Plots/Building Land       |
| 22  | 15 Kennedy Close, Easton, Norwich, Norfolk NR9 5EZ   | £180,000 - £200,000 | Residential               |
| 23  | Poplar House, Silfield Street, Silfield, Wymondham, Norfolk NR18 9NL                                   | £300,000 - £350,000 | Residential               |
| 24  | Land at Poplar House, Compass Road, Silfield, Wymondham, Norfolk NR18 9NL                              | £120,000 - £150,000 | Agricultural/Amenity Land |
| 25  | Land at Poplar House, Silfield Street, Silfield, Wymondham, Norfolk NR18 9NL                           | £25,000 - £35,000   | Agricultural Land         |
| 26  | 75 Primrose Crescent, Norwich, Norfolk NR7 0SF   | £160,000            | Residential               |
| 27  | 5 Low Road, Wickhampton, Norwich, Norfolk NR13 3PA   | £170,000            | Residential               |
| 28  | 6 Low Road, Wickhampton, Norwich, Norfolk NR13 3PA   | £160,000            | Residential               |
| 29  | 32 Chapel Road, Beighton, Norwich, Norfolk NR13 3LE  | £190,000            | Residential               |
| 30  | Land off Richmond Road, Saham Toney, Dereham, Norfolk IP25 7EX   | £495,000            | Plots/Building Land       |
| 31  | 147 London Road North, Lowestoft, Norfolk NR32 1NB   | £150,000 - £170,000 | Commercial                |
| 32  | Flat 3, 1 Market Street, North Walsham, Norfolk NR28 9BZ   | £50,000 - £70,000   | Residential               |
| 33  | 30 Denbigh Road, Norwich, Norfolk NR2 3AA  | £120,000 - £140,000 | Residential               |

**\*Description on Auction Information page**

## Thursday 13th February 2020 2.00pm

The Willow Suite, Muthu Belstead Brook Hotel, Belstead Road, Ipswich, IP2 9HB

| LOT | ADDRESS  | *GUIDE PRICE        | LOT TYPE                  |
|-----|--|---------------------|---------------------------|
| 34  | 8 Granville Street, Ipswich, Suffolk IP1 2JE   | £90,000 - £110,000  | Residential               |
| 35  | Land to the rear of 39 Croft Street, Ipswich, Suffolk IP2 8EF  | £3,000 - £5,000     | Amenity Land              |
| 36  | 10-16 Carr Street, Ipswich, Suffolk IP4 1EJ  | SOLD PRIOR          | Commercial Investments    |
| 37  | Land on the east side of Eriswell Road, Eriswell, Mildenhall, Suffolk IP28 8NB                           | £110,000 - £130,000 | Agricultural/Amenity Land |
| 38  | Former Alphacraft Boatyard, Reeds Lane, St. Olaves, Norfolk NR31 9HG                                     | £175,000 - £225,000 | Former Boatyard           |
| 39  | 43 Victoria Road, Stowmarket, Suffolk IP14 5AJ   | £80,000 - £90,000   | Residential               |
| 40  | Newland School Hall, Mendham Lane, Harleston, Norfolk IP20 9DE   | £180,000 - £220,000 | Residential               |
| 41  | Churchgate, High Street, Thorpe le Soken, Essex CO16 0DY   | £150,000 - £170,000 | Mixed Use Investment      |
| 42  | Unit 2, Brookhouse Business Park, Brunel Road, Hadleigh Road Industrial Estate, Ipswich, Suffolk IP2 0EF | £70,000 - £90,000   | Commercial Investment     |
| 43  | 2 West End Corner, Wrentham, Beccles, Suffolk NR34 7NF   | £40,000 - £50,000   | Residential               |
| 44  | Parsonage Barn, Parsonage Lane, Chelsworth, Suffolk IP7 7HT  | £350,000+           | Redevelopment             |
| 45  | 11 Exeter Road, Ipswich, Suffolk IP3 8JL   | £115,000 - £135,000 | Residential               |

## Friday 14th February 2020 12.00 noon

The Great Barn Knights Hill Hotel and Spa, South Wootton, Kings Lynn, PE30 3HQ

| LOT | ADDRESS   | *GUIDE PRICE        | LOT TYPE        |
|-----|---|---------------------|-----------------|
| 46  | 7 Blencowe Terrace, Wisbech, Cambridgeshire PE13 2DP                                  | £60,000 - £80,000   | Residential     |
| 47  | The White House, Lynn Road, Gayton, Kings Lynn, Norfolk PE32 1QJ                      | £190,000            | Residential     |
| 48  | 8 Hatherley Gardens, Barton Bendish, Kings Lynn, Norfolk PE33 9DR                     | £100,000 - £120,000 | Residential     |
| 49  | Crescent House, 74 Town Street, Upwell, Wisbech, Cambridgeshire PE14 9DF              | £280,000            | Residential     |
| 50  | 17A Sir Lewis Street, Kings Lynn, Norfolk PE30 2AH                                    | £95,000             | Residential     |
| 51  | Belgrave House, 10 School Road, Terrington St. John, Wisbech, Cambridgeshire PE14 7SE | £350,000 - £400,000 | Residential     |
| 52  | Snettisham Water Mill, Mill Gardens, Snettisham, Norfolk PE31 7UQ                     | £270,000            | Holiday Cottage |
| 53  | 32 Station Road, Heacham, Kings Lynn, Norfolk PE31 7EY                                | £35,000             | Commercial      |
| 54  | All Saints House, 34 Church Road, Tilney All Saints, Kings Lynn, Norfolk PE34 4SW     | £250,000            | Residential     |
| 55  | 2 Union Place, Wisbech, Cambridgeshire PE13 1HB                                       | £140,000 - £160,000 | Residential     |
| 56  | The Warehouse, Castle Mews, Wisbech, Cambridgeshire PE13 1HD                          | £50,000 - £60,000   | Commercial      |

# LEGAL PACKS



We remind all prospective buyers that prior to auction day, the legal documents can be viewed at our offices, or online for free, thus making the process of purchasing at auction much easier and open to everyone.

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