

**AUCTION
HOUSE**

EAST ANGLIA

Norwich Auction

Wednesday 5th December

2018 11.00am

Lots 1 - 40

Peterborough Auction

Friday 7th December 2018

12.00 noon

Lots 41 - 51



AUCTION VENUES

NORWICH
Wednesday 5th December
2018
11.00am

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



PETERBOROUGH
Friday 7th December
2018
12.00 noon

Caroline Hand Suite
Peterborough United Football Ground
ABAX Stadium, London Road
Peterborough PE2 8AL



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.

We also offer a service for non attending bids by way of telephone or proxy if you cannot make the auction day. Non Attending Bid Forms are included to the rear of this Catalogue.

**AUCTION
HOUSE**

auctionhouse.co.uk

MESSAGE FROM THE AUCTIONEERS



Bryan Baxter
(Director/Auctioneer)



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



Mark Willett
(Regional Manager -
Suffolk and North Essex)



Gary Davison
(Regional Manager -
Kings Lynn and
Peterborough)

Diverse Opportunities in Final Flourish

A warm welcome to this our eighth and final auction catalogue of 2018.

Our October sale was yet another successful auction with nearly £5 million raised with a 79% success rate. There were many properties selling well above their initial guide prices. Please see the inside back page of this catalogue for some of the results.

It has been an excellent year at Auction House and we hope to finish it with another two buoyant events. We include a broad mix of lots in this catalogue which offer buyers great opportunities to secure a purchase and start 2019 with a flourish. It has been a busy year to date with 21 auctions, nearly 250 lots sold and in excess of £34 million raised so far.

Our December catalogue is equally varied with over 50 lots spread across the eastern counties that will appeal to owner occupiers, refurbishment specialists, builders, investors and commercial buyers too.

The national picture for Auction House is equally impressive – Figures for the year show us having sold over 3,000 auction lots through to end October at a success rate of 74% with £382 million raised. We remain the country's largest residential auctioneer and are fast becoming a major player in commercial auctions too. If you have a property that could be sold by auction or need advice on how to sell with speed, certainty and at the best price, please give us a call.

As we move towards the year end and the festive season, we would like to thank all of our many sellers and buyers for their support and for choosing Auction House in 2018. To them and to all our other clients and customers, may we take this early opportunity to wish you a very merry Christmas and a prosperous New Year.

NEXT SIX AUCTION DATES

13th February 2019 (Norwich) • 14th February 2019 (Ipswich) • 15th February 2019 (Kings Lynn)
10th April 2019 (Norwich) • 11th April 2019 (Ipswich) • 12th April 2019 (Peterborough)

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

AUCTION INFORMATION



Administration Charge Purchasers will be required to pay an administration charge of 0.3% inc VAT of the purchase price, subject to a minimum of £840.00 (£700.00 + VAT) or the fixed figure as stated in the property details.



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



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



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



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



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



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



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



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



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



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



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



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



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

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



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



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



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



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



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



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



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



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

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

INTRODUCING ESTATE AGENTS

A selection of our loyal Joint Agents from across all regions



Norwich

01603 505100

norwich@auctionhouse.co.uk

Ipswich

01473 558 888

ipswich@auctionhouse.co.uk

Peterborough

01733 889 833

peterborough@auctionhouse.co.uk

ORDER OF SALE

Wednesday 5th December 2018 11.00am

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

| LOT | ADDRESS | *GUIDE PRICE | LOT TYPE |
|-----|---|---------------------|---------------------------|
| 1 | 97 George Borrow Road, Norwich NR4 7HU | £195,000 | Residential |
| 2 | 94 Gladstone Street, Norwich NR2 3BJ | £150,000 - £170,000 | Residential |
| 3 | 12 Gladstone Street, Norwich NR2 3BH | £160,000 - £180,000 | Residential |
| 4 | 14 Livingstone Street, Norwich NR2 4HE | £160,000 - £180,000 | Residential |
| 5 | 21 Lower Goat Lane, Norwich NR2 1EL | £160,000 - £180,000 | Commercial |
| 5a | 16 Fellowes Road, Honingham, Norwich NR9 5BD | £135,000 | Residential |
| 6 | 5 West Wing, St. Andrews Park, Norwich NR7 0GU | £299,000 | Residential |
| 7 | Land & garages at, 148 Thorpe Road, Norwich NR1 1RH | £50,000 - £70,000 | Land and Garages |
| 8 | 25 Hellesdon Road, Norwich NR6 5EB | £230,000 - £250,000 | Residential |
| 9 | 19 Princes Street, Norwich NR3 1AF | £130,000 - £150,000 | Commercial Investment |
| 10 | 14 Princes Street, Norwich NR3 1AE | £140,000 - £160,000 | Commercial Investment |
| 11 | The Cottage, Church Lane, Stanfield NR20 4AP | £120,000 - £140,000 | Residential |
| 12 | The Land, Off Church Lane, Stanfield, Dereham NR20 4AP | £20,000 - £40,000 | Agricultural/Amenity Land |
| 12a | Stable Lodge, Walsham Road, Wattisfield, Suffolk IP22 1PB | £160,000 - £180,000 | Plots/Building Land |
| 13 | The Firs, The Street, Mileham PE32 2RD | £175,000 - £200,000 | Residential |
| 14 | 127 The Street, Poringland, Norwich NR14 7RP | £160,000 - £180,000 | Residential |
| 15 | 4 Bungay Road, Scole, Diss IP21 4HH | £150,000 - £170,000 | Residential |
| 16 | 13 Lowgate Street, Eye IP23 7AS | £80,000 - £100,000 | Residential |
| 17 | 1 Mere Cottage, Norwich Road, Scoulton, Norwich NR9 4NR | £150,000 - £170,000 | Residential Investment |
| 18 | 2 Mere Cottage, Norwich Road, Scoulton, Norwich NR9 4NR | £130,000 - £150,000 | Residential Investment |
| 19 | The Old Post Office, 46 High Street, Northwold, Thetford IP26 5LA | £100,000 | Residential |
| 20 | The Old Bowling Green, To the rear of 77 to 87 Ingate, Beccles NR34 0BN | £150,000 | Plots/Building Land |
| 21 | Land Adjacent 1 Short Lane, Carlton Colville, Lowestoft NR33 8JT | £10,000 - £20,000 | Agricultural/Amenity Land |
| 22 | 129 Church Road, Kessingland, Lowestoft NR33 7SQ | SOLD PRIOR | Residential |
| 23 | 19 Carnoustie Drive, Lowestoft NR33 9JW | £65,000 - £75,000 | Residential |
| 24 | 2A Jubilee Buildings, London Road, Pakefield NR33 7AF | £60,000 | Residential |
| 25 | 97B Magdalen Way, Gorleston, Great Yarmouth NR31 7AA | £50,000 - £60,000 | Residential |
| 26 | 12 Camperdown, Great Yarmouth NR30 3JB | £130,000 - £150,000 | Residential |
| 27 | Flat 3, 28 Nelson Road North, Great Yarmouth NR30 2AT | £35,000 - £45,000 | Residential |
| 28 | Flat 1, 28 Nelson Road North, Great Yarmouth NR30 2AT | £60,000 - £70,000 | Residential |
| 29 | 14B Southtown Road, Great Yarmouth NR31 0HU | £60,000 | Residential |
| 30 | 31 Market Row, Great Yarmouth NR30 1PB | £65,000 - £75,000 | Commercial |
| 31 | 11 Ordnance Road, Great Yarmouth NR30 3DL | £65,000 - £75,000 | Residential |
| 32 | Flats 1 to 6, 46 Wellesley Road, Great Yarmouth NR30 1EX | £350,000 | Residential Investment |
| 33 | Chatsworth Hotel, 32 Wellesley Road, Great Yarmouth NR30 1EU | £225,000 - £250,000 | Hotel |
| 34 | 5 Peartree Avenue, Martham NR29 4RJ | £150,000 - £170,000 | Residential |
| 35 | 47 & 49 High Street, Leiston IP16 4EL | £100,000 - £120,000 | Commercial |
| 36 | Gate House, Eastlands Lane, Finningham, Stowmarket IP14 4HX | £110,000 - £130,000 | Residential |
| 37 | Coach House and Land to rear of 28 and 30, High Street, Saxmundham IP17 1AB | £140,000+ | Redevelopment |
| 38 | Swan Inn, Swan Road, Worlingworth, Woodbridge IP13 7HZ | £175,000 | Public House |
| 39 | 52A Intwood Road, Cringleford, Norwich NR4 6AA | £295,000 | Residential |
| 40 | 411 Sprowston Road, Norwich NR3 4EH | £90,000 - £110,000 | Residential |

*Description on Auction Information page

Friday 7th December 2018 12.00 noon

Caroline Hand Suite, Peterborough United Football Ground, ABAX Stadium, London Road Peterborough PE2 8AL

| LOT | ADDRESS | *GUIDE PRICE | LOT TYPE |
|-----|--|---------------------|------------------------|
| 41 | Old Ferry Boat House, Ferry Lane, Newton-In-The-Isle, Wisbech PE13 5HA | £295,000 | Residential |
| 42 | 61 Hall Road, Clenchwarton, Kings Lynn PE34 4AS | SOLD PRIOR | Residential |
| 43 | 7 Hemingford Crescent, Peterborough PE2 8LL | £180,000+ | Residential |
| 44 | Snettisham Water Mill, The Old Coal Yard, Station Road, Snettisham, Kings Lynn, PE31 7QJ | £275,000 | Residential |
| 45 | 211 Peterborough Road, Whittlesey, Peterborough PE7 1PD | £140,000 - £160,000 | Residential |
| 46 | 16a Taverners Road, Peterborough PE1 2JS | £100,000 - £120,000 | Commercial |
| 46a | 69 Gallery Walk, Pinchbeck, Spalding PE11 3XJ | £80,000 - £100,000 | Residential |
| 47 | 71a High Street, Ramsey, Huntingdon PE26 1BZ | £100,000 - £120,000 | Residential |
| 47a | 17 Syers Green Lane, Long Buckby, Northampton, NN6 7QP | £200,000 | Residential |
| 48 | 1B Burmer Road, Peterborough PE1 3HT | £40,000 - £60,000 | Residential Investment |
| 49 | 32 Barkston Drive, Peterborough PE1 4LA | £300,000 | Residential |
| 49a | 90 Woodland Way, Sawston, Cambridge, Cambridgeshire CB22 3DU | £200,000 | Residential |
| 50 | 12 Sandhill, Littleport, Ely CB6 1NT | £110,000 | Residential |
| 51 | Red House Farm, Station Road, Little Massingham, Kings Lynn PE32 2JU | £500,000 | Residential |

Next Auction Dates

13th, 14th & 15th February 2019

NOW TAKING ENTRIES FOR THESE AUCTIONS

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

For further information please call Auction House on

01603 505 100, 01733 889 833

or 01473 558 888

or email

norwich@auctionhouse.co.uk, peterborough@auctionhouse.co.uk
or ipswich@auctionhouse.co.uk

**AUCTION
HOUSE**
EAST ANGLIA

Start of Day 1

Wednesday 5th December 2018
11.00am

**AUCTION
HOUSE**
EAST ANGLIA

Lots 1 - 40

(unless previously sold or withdrawn)

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



Lot Introducers

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& WATSON**

**STRUTT
& PARKER**

94 Gladstone Street, Norwich, Norfolk NR2 3BJ

*GUIDE PRICE: **£150,000 - £170,000** (plus fees)



Two bedroom mid terrace house requiring improvement

This two bedroom mid terrace house has been let for a number of years and is now to be sold with vacant possession. The property is double glazed, has gas central heating and requires some improvement.

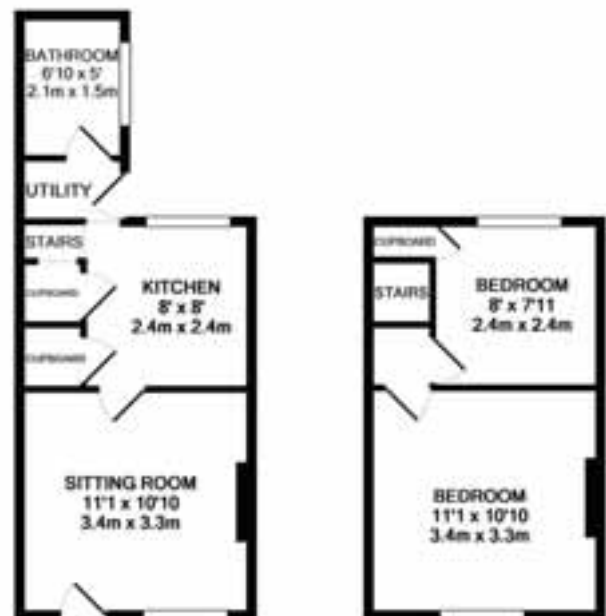
It is conveniently located close to amenities and the city centre and would be an ideal purchase for the owner-occupier or investor.

Description:

Ground Floor: Sitting room, kitchen, utility area, bathroom.

First Floor: Two bedrooms.

Outside: Front and rear bisected garden in need of attention.



GROUND FLOOR
APPROX. FLOOR AREA 254 SQ.FT. (23.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 206 SQ.FT. (19.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 460 SQ.FT. (42.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2018

Tenure: Freehold

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

Solicitors: nplaw, Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2DH. Tel: 01603 222919. Ref: Joy Savill.

Viewing: 13th November 12:15 - 12:45. 20th November 12:15 - 12:45. 27th November 12:15 - 12:45.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

12 Gladstone Street, Norwich, Norfolk NR2 3BH

*GUIDE PRICE: **£160,000 - £180,000** (plus fees)



Two bedroom mid terrace

This two bedroom mid terrace house is double glazed and has gas central heating. It has been lived in by the same family for nearly twenty years and now requires some improvement and redecoration.

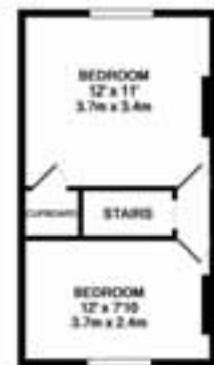
It is conveniently located close to amenities and the city centre and would be an ideal purchase for the owner-occupier or investor.

Description:

Ground Floor: Sitting room, dining room, modern kitchen, modern bathroom.

First Floor: Two bedrooms.

Outside: Front garden, rear patio garden. Right of way across end of garden for adjacent number 14 only.



GROUND FLOOR
APPROX. FLOOR AREA: 365 SQ. FT. (33.8 SQ. M.)
TOTAL APPROX. FLOOR AREA: 629 SQ. FT. (57.8 SQ. M.)
Measurements are approximate. See the plans. Available upon request. Made with Blueprints 12/13



Tenure: Freehold

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

Solicitors: Fiona Gray, Shoosmiths, The Lakes, Bedford Road, Northampton, NN4 7SH. Tel: (01604) 541819.

Viewing: 13th November 12:45 - 13:15. 20th November 12:45 - 13:15. 27th November 12:45 - 13:15.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

14 Livingstone Street, Norwich, NR2 4HE

*GUIDE PRICE: **£160,000 - £180,000** (plus fees)



Three bed end terrace house

This well presented end terrace house is located around a mile west of the city centre. It is in good decorative order with modern kitchen and bathroom, is double glazed and has gas central heating. There are a range of period features, including wooden floors, doors and wood burner.

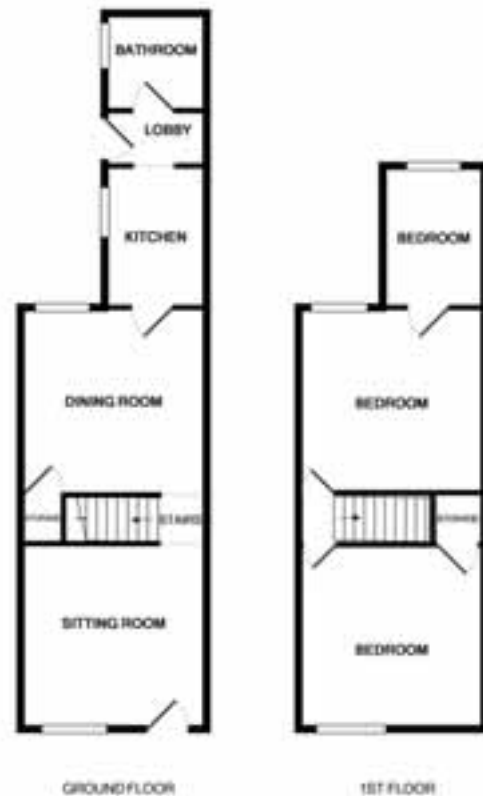
The property has been well cared for and viewing is highly recommended.

Description:

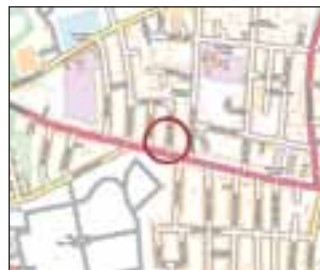
Ground Floor: Sitting room, dining room, modern kitchen, rear lobby, modern bathroom.

First Floor: Three bedrooms (third through second).

Outside: Front tiled pathway to front door, private rear garden mainly laid to shingle with mature shrub and tree borders, wooden storage shed.



Measurements are approximate. Not to scale. Building processes only.



Tenure: Freehold

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

Solicitors: Cozens-Hardy Solicitors, Castle Chambers, Opie Street, Norwich, NR1 3DP. Tel: 01603 625231. Ref: Ms Leanne Riches.

Viewing: 13th November 11:30 - 12:00. 20th November 11:30 - 12:00. 27th November 11:30 - 12:00.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

21 Lower Goat Lane, Norwich, Norfolk NR2 1EL

*GUIDE PRICE: **£160,000 – £180,000** (plus fees)



Grade II listed city centre shop and premises

This impressive three storey city centre property is located on the corner of Lower Goat Lane and Pottergate with views of St Gregory's church. It is timber framed and was built in the early 17th century. Formerly a public house it has been a shop for many years. It was previously let, however is now to be sold with vacant possession, and requires updating and improvement.

It has accommodation over five floors and is within a short walk of the market place and City Hall.

According to the Valuation Office website, the property has a total area of 135.9 sq.m and a rateable value of £14,250 with effect from 1st April 2017.

Description:

Lower Ground Floor: Basement

Ground Floor: Shop with good window frontage, w.c., rear room

First Floor: Landing, three rooms

Second Floor: Landing, kitchen, w.c., two rooms

Third Floor: Attic

Outside: Rear access via the underpass of Seld House on Pottergate.



Tenure: Freehold

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

Solicitors: nplaw, Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2DH. Tel: 01603 222919. Ref: Joy Savill.

Viewing: 13th November 14:00 – 14:30. 20th November 14:00 – 14:30. 27th November 14:00 – 14:30.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

16 Fellowes Road, Honingham, Norwich, Norfolk NR9 5BD

***GUIDE PRICE: £135,000 (plus fees)**



A two bedroom semi-detached bungalow in need of updating

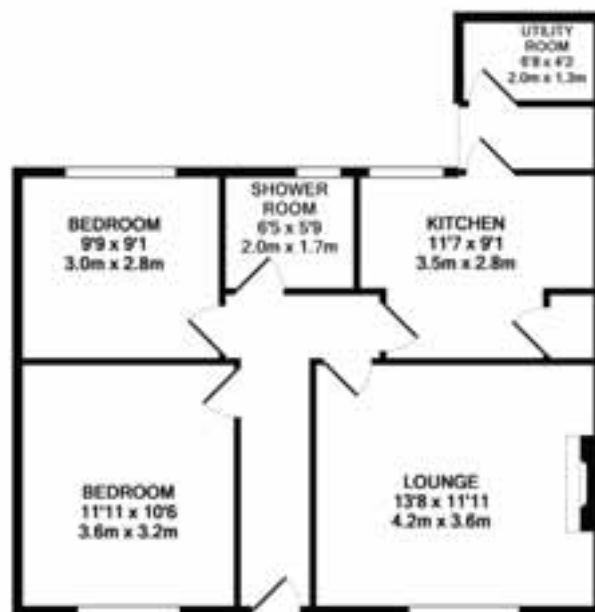
This established ex-local authority semi-detached bungalow is now vacant and in need of updating and redecoration. The property has double glazing, electric heating and a generous gardens backing farmland.

Honingham is a popular village conveniently situated between Norwich and Dereham and in close proximity to the Norwich Southern Bypass and the Longwater Retail Park.

Description:

Accommodation: Hall, lounge, kitchen, two bedrooms, shower room, utility room

Outside: Large front and rear gardens to include the driveway to side.



TOTAL APPROX. FLOOR AREA 632 SQ. FT. (58.8 SQ. M.)
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix 02018



Tenure: Freehold

Local Authority: Broadland District Council. Tel: 01603 4311331

Solicitors: Clarke Willmott, Botleigh Grange, Hedge End, Southampton, SO30 2AF. Tel: 03452091342. Ref: Charlotte Westwood.

Viewing: 22nd November 09:30 – 10:00. 29th November 09:30 – 10:00.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

5 West Wing, St. Andrews Park, Norwich, Norfolk NR7 0GU

***GUIDE PRICE: £299,000** (plus fees)



Stylish and spacious three bedroom end town house

Located in a highly sought after position this stylish and imposing end town house has many attractive features and with minor improvement and redecoration could provide a attractive and desirable property for owner occupation or investment.

The property is located in the popular St Andrews Park development which lays close to Broadland Business Park, Norwich Southern Bypass and is within three miles of Norwich City Centre.

Description:

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

First Floor: Landing, master bedroom with en-suite shower room, 2 further bedrooms, family bathroom

Outside: Communal gardens, two allocated parking spaces.



Tenure: Freehold

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

Solicitors: TLT, PO Box 2623, 101 Victoria Street, Bristol, BS1 9AZ. Tel: 01179 178852. Ref: LS Admin.

Viewing: 13th November 16:00 - 16:30. 20th November 09:30 - 10:00. 27th November 09:30 - 10:00.

Energy Performance Certificate (EPC): Current Rating F

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 £840 inc VAT, payable on exchange of contracts.

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

Land & garages at 148 Thorpe Road, Norwich, NR1 1RH

*GUIDE PRICE: **£50,000 - £70,000** (plus fees)



0.25 acre site with five garages

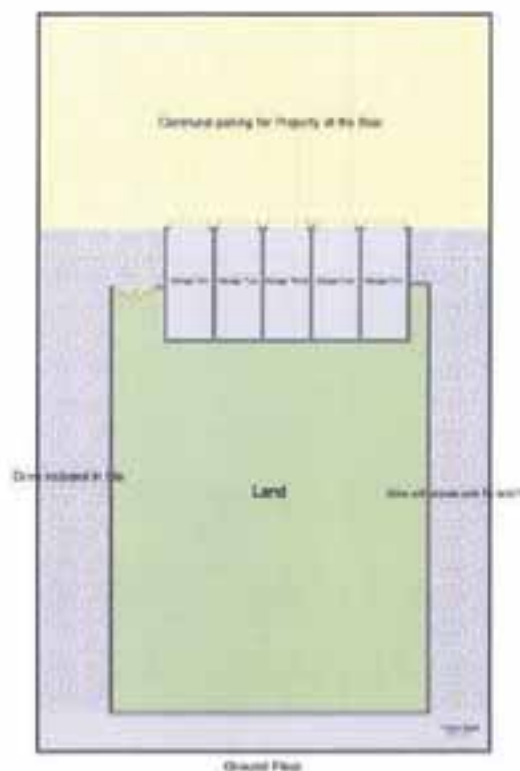
This area of land extends to around 0.25 of an acre and sits in an elevated position off Thorpe Road. The land currently has five garages situated on it and is accessed by a returning driveway. As you look at the site the left drive is part of the title, which has access rights to the house at the rear. The drive on the right is not included but there are access rights over it. There is redevelopment potential subject to the necessary consents.

The site is within walking distance of the railway station and city centre and is close to riverside pubs and restaurants.

We are informed that currently four of the garages are let producing £70pcm per garage (£3,360pa).

Note:

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



Tenure: Freehold

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

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

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

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

25 Hellesdon Road, Norwich, Norfolk NR6 5EB

***GUIDE PRICE: £230,000 - £250,000 (plus fees)**



Detached chalet in large garden with river views updating required

This generously proportioned detached chalet now requires updating and refurbishment to realise its full potential. The property has been in the same family ownership for many years and would be ideal for builder/developer or owner occupier. The property has gas fired central heating, is double glazed virtually throughout and has a well proportioned garden that includes garage and workshop. The property sits in a slightly elevated position overlooking the River Wensum and is also well placed for access into Norwich city centre which lies approximately 1 mile east of the property.

Description:

Ground Floor: Entrance hall, cloakroom, lounge, dining room, kitchen, bathroom.

First Floor: Landing, three bedrooms, wc.

Outside: Large front and rear gardens with driveway, brick built single garage, useful workshop.

Note: Potential may exist for further development of the rear garden subject to planning permission. Purchasers will need to make their own enquiries of the relevant authorities regarding this possibility.



Tenure: Freehold

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

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

Viewing: 13th November 10:30 - 11:00. 20th November 10:30 - 11:00. 27th November 10:30 - 11:00.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

19 Princes Street, Norwich, Norfolk NR3 1AF

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



Grade II listed city centre commercial investment producing £9,000pa

A three storey Grade II listed building situated in an historic area of the city, close to the Cathedral and within a short walk of the city centre. The building forms part of the Shiki Japanese restaurant and is let to "Skiki Japanese Foods Ltd" on a fifty year lease dated 24th November 2009 with a current passing rent of £9,000 pa. The property is in good decorative order and benefits from gas fired central heating.

The property is located opposite the parish church of Saint George Tombland.

According to the valuation office website, the property has an area of 92.7 sq/m and a rateable value of £10,500 with effect from 1st April 2017.

Description:

Lower ground floor: basement.

Ground floor: two rooms, wc.

First floor: two rooms.

Second floor: three rooms.

A floor plan and copy of the lease is available to view on our website.



Tenure: Freehold

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

Solicitors: nplaw, Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2DH. Tel: 01603 222919. Ref: Joy Savill.

Viewing: Please call the Auctioneer – 01603 505100

Additional Fees

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

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

14 Princes Street, Norwich, Norfolk NR3 1AE

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



Grade II listed city centre offices

A three storey Grade II listed office situated in an historic area of the city, close to the Cathedral and within a short walk of the city centre. Originally a house, this 17th century building has been used as offices for many years. It is currently let to "Create Consulting Engineers Ltd" on a tenancy at will dated 14th September 2015 with a current passing rent of £11,250pcm (£15,000pa).

The property is in good decorative order, has a wealth of period features and benefits from gas central heating.

According to the valuation office website, the property has an area of 116.72sq/m and a rateable value of £11,750 with effect from 1st April 2017.

Description:

- Ground Floor:** Entrance hall, boardroom, wc.
- First Floor:** Landing, room, wc, office.
- Second Floor:** Landing, kitchen, office, room.



Tenure: Freehold
Local Authority: Norwich City Council. Tel: 0344 980 3333
Solicitors: nplaw, Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2DH. Tel: 01603 222919. Ref: Joy Savill.
Viewing: Please call the Auctioneer - 01603 505100.

Additional Fees
Buyer's Premium: £540 inc VAT payable on exchange of contracts.
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

The Cottage, Church Lane, Stanfield, Norfolk NR20 4AP

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



Detached country cottage in need of complete modernisation

This delightfully situated country cottage has been in the same family ownership for many years now requires a comprehensive refurbishment program and possible extension to realise its full potential. The cottage has a useful range of outbuildings and sheltered gardens which face south and would also require attention.

Stanfield is a small village located in picturesque countryside approximately 6 miles from Dereham and 2 miles from North Elmham where shops and other community facilities can be found.

Description:

Ground Floor: Living room, kitchen, sitting room

First Floor: Landing, bedroom, three further bedrooms

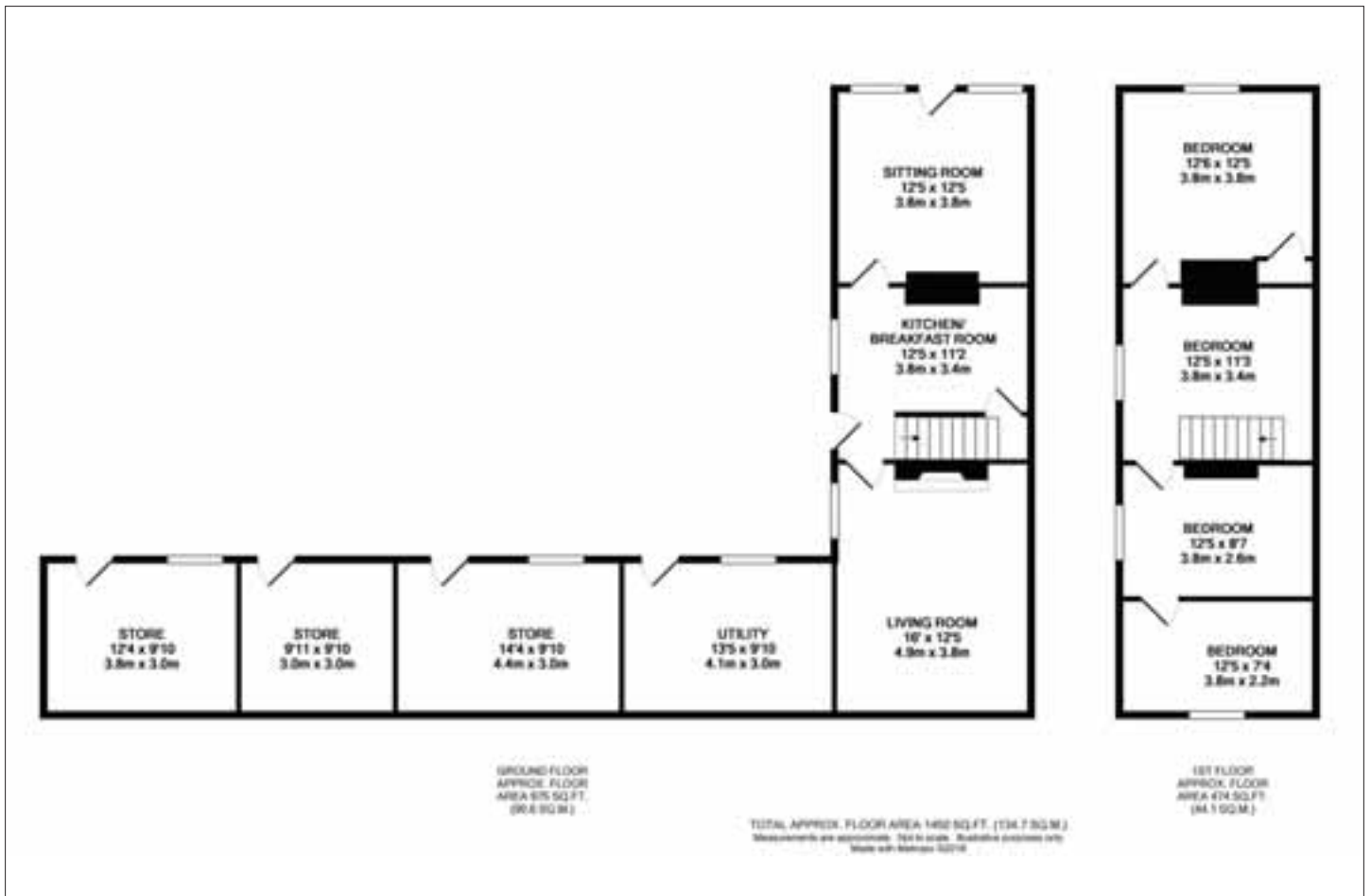
Outside: Range of single storey outbuildings, south facing gardens in need of attention

Additional land: There is a four acre (stms) field close to the property which is to be sold as a separate lot, this previously included parking and outbuildings for the cottage.



Partner Agent:





Tenure: Freehold

Local Authority: Breckland District Council. Tel: 01362 695333

Solicitors: Ward Gethin Archer, 25 Market Place, Dereham, NR19 2AX. Tel: 01362692182. Ref: Andrew Skuse.

Viewing: 14th November 09:30 - 10:00. 21st November 09:30 - 10:00. 28th November 09:30 - 10:00.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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



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01603 856828

The Land, Off Church Lane, Stanfield, Dereham, Norfolk NR20 4AP

*GUIDE PRICE: £20,000 - £40,000 (plus fees)



Four acres (stms) of land and storage buildings

A rectangular area of amenity land extending to approximately four acres with various sheds and outbuildings. The land is approached from a private drive off Church Lane and is surrounded by picturesque open countryside.

Description:

The Plot: The site shares an access road with entry through a five bar metal gate. There is an area of lawned garden with various trees shrubs, storage sheds and workshops. Beyond this area is a field which is now overgrown but previously provided a field for grazing or cultivation.

Interested parties would need to make their own enquiries regarding any future use of the land.

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



Tenure: Freehold

Local Authority: Breckland District Council. Tel: 01362 695333

Solicitors: Ward Gethin Archer, 25 Market Place, Dereham, NR19 2AX. Tel: 01362692182. Ref: Andrew Skuse.

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

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

Stable Lodge, Walsham Road, Wattisfield, Suffolk IP22 1PB

*GUIDE PRICE: **£160,000 – £180,000** (plus fees)



1.7 acre building plot with consent for a detached dwelling

This delightfully situated plot of land currently has a part built stable and menage enclosed by post and rail fencing, however, outline planning approval was granted by Mid Suffolk District council for a single detached dwelling.

The site could obviously take a superior dwelling and has an attractive outlook over adjacent farmland.

The site is on the fringe of the village which is approximately 9 miles from Diss and 14 miles from Bury St Edmunds.

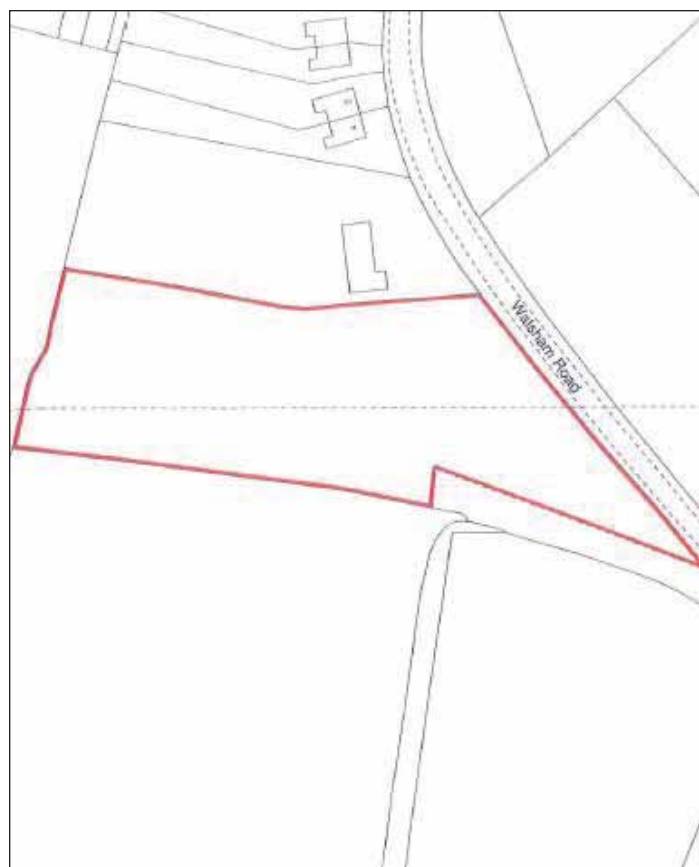
Description:

The Plot: The site has an approximate frontage onto Walsham Road of 315' and a depth of 480'. The area extends to approximately 1.7 acres (subject to measured survey).

The current use is for equestrian purposes having a part built timber stable block, enclosed paddock areas and a menage.

Planning: Planning consent for the erection of a single detached dwelling was granted by Mid Suffolk District Council on 6th Feb 2018 Ref. DC/17/05759.

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



Tenure: Freehold

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

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

Solicitors: Green and Green, 80 Guildhall Street, Bury St Edmunds, IP33 1QB. Tel: 01284 762211. Ref: Ansa Khan.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

The Firs, The Street, Mileham, Norfolk PE32 2RD

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



Detached bungalow in 0.75 Acres needing modernisation

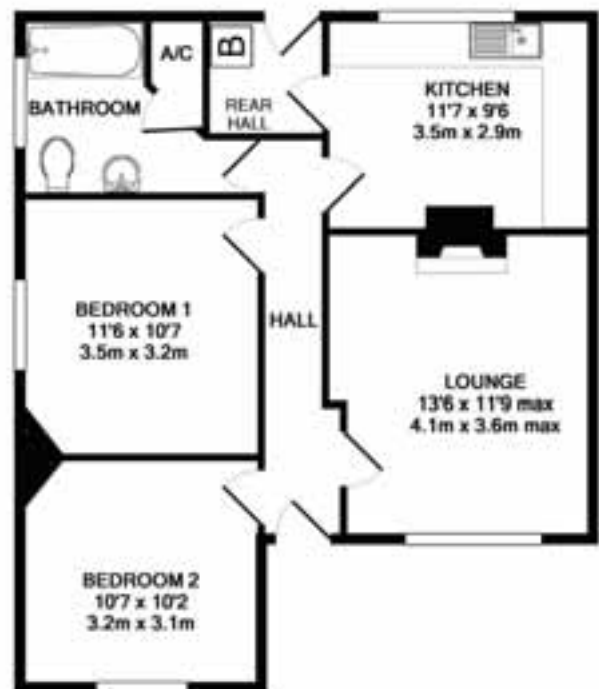
Located on the fringe of the village this detached bungalow is set in mature gardens with established woodland and large private gardens. The property requires modernisation and general updating and would also benefit from further extension subject to planning.

Mileham is situated in picturesque countryside approximately 9 miles from Dereham and well placed for access to the North Norfolk coast and other major local centres including Fakenham and Swaffham.

Description:

Ground Floor: Hall lounge, kitchen, two bedrooms, bathroom

Outside: Large formal garden with off road parking and area of woodland in all approximately 0.75 acre



TOTAL APPROX. FLOOR AREA 644 SQ.FT. (59.8 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metocpi (©2018)



Tenure: Freehold

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

Viewing: 21st November 10:30 - 11:00. 28th November 10:30 - 11:00.

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

127 The Street, Poringland, Norwich, Norfolk NR14 7RP

*GUIDE PRICE: **£160,000 - £180,000** (plus fees)



Three bedroom Grade II listed cottage

This spacious Grade II listed three bedroom character cottage was formerly two cottages, now combined, and sits in the heart of the village. The thatched part of the roof was re-ridged and netted in 2018 and the property benefits from gas central heating. The property was previously let at 650pcm (£7,800pa) and is now to be sold with vacant possession. The property has a wealth of period features including wooden and pantile floors, inglenook fireplace and exposed beams.

The property is situated opposite All Saints Anglican Church within the highly sought after village of Poringland, which offers a range of services and amenities.

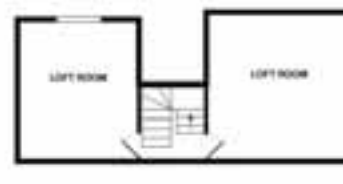
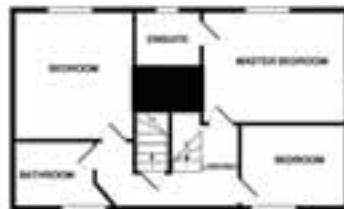
Description:

Ground Floor: Entrance hall, cloakroom, kitchen/breakfast room, sitting/dining room.

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

Second Floor: Two attic rooms.

Outside: Off road parking to front.



Tenure: Freehold

Local Authority: South Norfolk Council. Tel: 01508 533633

Solicitors: Tony Ekin, Howes Percival, 1 Bedding Lane, Norwich, NR3 1RG. Tel: (01603) 762103.

Viewing: 15th November 10:30 - 11:00. 22nd November 10:30 - 11:00. 29th November 10:30 - 11:00.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

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4 Bungay Road, Scole, Diss, Norfolk IP21 4HH

*GUIDE PRICE: **£150,000 - £170,000** (plus fees)



Ex-Local Authority semi detached house requiring modernisation

An ex-local authority semi-detached house to be offered vacant and in need of updating. The property has a large garden providing ample scope for extension and off road parking (Subject to Planning Approval).

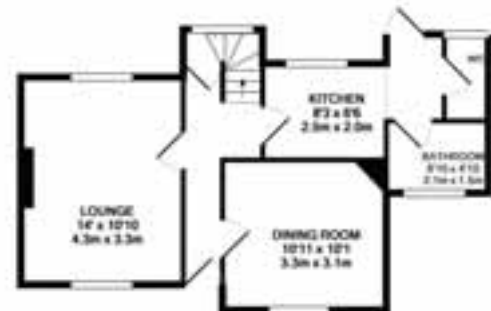
The property is in a rural position set back from the A143 over looking the Waveney valley and on the outskirts of Scole village. The town of Diss which is within three miles has a comprehensive range of Shops and other useful amenities including main line railway station with links to Norwich, Ipswich and London Liverpool Street stations.

Description:

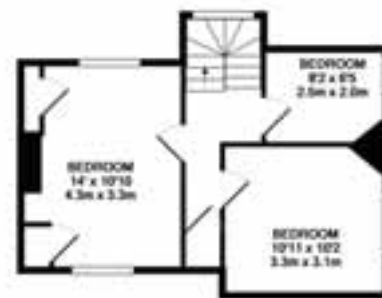
Ground Floor: Lounge, dining room, kitchen, bathroom, w.c.

First Floor: Three bedrooms

Outside: Large front and rear gardens with off road parking.



GROUND FLOOR APPROX. FLOOR AREA 49.0 SQ.FT. (45.8 SQ.M.)



FIRST FLOOR APPROX. FLOOR AREA 27.0 SQ.FT. (24.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 76.0 SQ.FT. (70.6 SQ.M.)
Measurements are approximate. See to verify. Registered architect and estate agent (01753) 422175



Tenure: Freehold

Local Authority: South Norfolk Council. Tel: 01508 533633

Solicitors: Spire, 2 Victoria Road, Diss, IP22 4EY. Tel: 01379 641221. Ref: Claire Aldus.

Viewing: 15th November 11:45 - 12:15. 22nd November 11:45 - 12:15. 29th November 11:45 - 12:15.

Energy Performance Certificate (EPC): Current Rating E

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 £840 inc VAT, payable on exchange of contracts.

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

13 Lowgate Street, Eye, Suffolk IP23 7AS

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



Town centre cottage in good decorative order

The property comprises a one bedroom end of terrace Grade II listed cottage believed to date back to the early 1600's. It is timber framed under a pitched clay tiled roof with colour wash rendered elevations. The property is well presented having been recently maintained and enhanced, combined with exposed and revealed period features giving plenty of charm and character.

Description:

Ground Floor: Kitchen, sitting room with wood burner.
First Floor: Landing, bedroom, study area/second bedroom, shower and w.c.
Outside: Shared side access leading through to a rear courtyard garden, (currently housing a timber shed, which will be included within the sale). The courtyard does have a right of way over it which is solely accessed via the neighbouring property. Beyond steps rise to a separate cottage garden which is a third owned. Gardens predominately laid to lawn with established borders.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Flying Freehold
Local Authority: Mid Suffolk District Council. Tel: 01449 724500
Solicitors: Mr Terry Walker, Jackmans Solicitors, Park House, Mere Street, Diss, IP22 4JY. Tel: (01379) 643555.
Viewing: 15th November 12:45 - 13:15. 22nd November 12:45 - 13:15. 29th November 12:45 - 13:15.

Additional Fees
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

1 Mere Cottage, Norwich Road, Scoulton, Norwich, Norfolk NR9 4NR

*GUIDE PRICE: £150,000 - £170,000 (plus fees)



Period semi detached cottage subject to an assured shorthold tenancy producing £495 pcm (£5,940 pa)

This delightful one bedroom semi detached cottage occupies a large plot of over a third of an acre. The property is well maintained by the current tenant and includes sealed unit double glazing and electric heating. The long established tenant pays a rent of £495 pcm (£5,940 pa) and the current two year tenancy expires 22nd July 2019. The large plot allows for the property to be extended subject to the necessary consents.

Scoulton is a small village situated around two miles west of Hingham and four miles east of the market town of Watton, both of which offer a range of services and amenities.

Description:

Ground Floor: Entrance hall, sitting room, shower room, kitchen

First Floor: Bedroom

Outside: Generous well maintained front, side and rear gardens with outbuilding and car port. Ample off road parking accessed from the side road called Back Lane.



Tenure: Freehold

Local Authority: Breckland District Council. Tel: 01362 695333

Solicitors: David Clarke, Leathes Prior, 74 The Close, Norwich, NR1 4DR. Tel: (01603) 610911.

Viewing: Please call the Auctioneer – 01603 505100.

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

2 Mere Cottage, Norwich Road, Scoulton, Norwich, Norfolk NR9 4NR

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



Two bedroom semi detached cottage subject to a protected assured tenancy producing £5,700pa

This delightful semi detached cottage occupies a large plot of over a third of an acre. The property is well maintained by the current tenant and includes sealed unit double glazing and oil fired central heating. The long established tenant pays a registered rent of £475pcm (£5,700pa).

Scoulton is a small village situated around two miles west of Hingham and four miles east of the market town of Watton, both of which offer a range of services and amenities.

Description:

Ground Floor: Entrance hall, bathroom, kitchen, pantry, sitting room

First Floor: Two bedrooms

Outside: Generous well maintained front, side and rear gardens. Outbuilding and garage. Ample off road parking accessed off Norwich Road.



Tenure: Freehold

Local Authority: Breckland District Council. Tel: 01362 695333

Solicitors: Leathes Prior, 74 The Close, Norwich, NR1 4DR. Tel: (01603) 610911. Ref: David Clarke.

Viewing: Please call the Auctioneer – 01603 505100.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

The Old Post Office, 46 High Street, Northwold, Thetford, IP26 5LA

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



Semi-detached character cottage, in delightful village setting

An attractively situated semi detached period cottage having been considerably updated in recent years and subject to a sympathetic restoration program. The property has a number of period features and a range of modern kitchen and bathroom fittings.

In recent years the property has been tenanted, however it will be sold with vacant possession, and ideal property for owner occupation, holiday use or investment.

Northwold is an attractive Norfolk village containing the usual village amenities, including public house, primary school and social club. The towns of Kings Lynn, Brandon and Thetford are within easy reach where a more comprehensive range of facilities can be found.

Description:

Ground Floor: Lounge, inner hall way, kitchen/breakfast room, bathroom.

First Floor: Landing, two bedrooms.

Outside: Courtyard style rear garden with timber storage shed.



Tenure: Freehold
Local Authority: Kings Lynn and West Norfolk Borough Council. Tel: 01553 616200
Solicitors: Poole Alcock, 6 Middlewich Road, Sandbach, Cheshire, CW11 1DL. Tel: 01270 762 325.
 Ref: Victoria Moetemedi.
Viewing: Please call the Auctioneer - 01603 505100.
Energy Performance Certificate (EPC): Current Rating F

Additional Fees
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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



Former workshop and land now with consent for 2 two storey dwellings

This generous plot was until recently a small engineering works however planning consent has now been obtained for the erection of two four bedroom detached two storey dwellings. The site is attractively positioned in a tucked away position close to the Ingate Hotel and within half a mile of Beccles town centre.

The site is in a conservation area and is surrounded by other residential property.

A wide range of local amenities including schools, shops and public transport are available within the immediate area.

Description:

Planning: Planning permission was granted by Waveney District Council for the erection of 2 two storey dwellings planning reference number DC/16/4188/FUL. Full plans and details of the planning conditions are available on the Waveney DC planning website.

The Site: The land is rectangular in shape and is approached along a private driveway adjacent to the Ingate Hotel. There is currently a single garage and a single storey workshop on site which will need to be replaced when building work commences.

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



Tenure: Freehold

Local Authority: Waveney District Council. Tel: 01502 562111

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

Solicitors: Norton Peskett, 148 London Road North, Lowestoft, NR321HF. Tel: 01502533000. Ref: Sophie Cooper.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

Land Adjacent 1 Short Lane, Carlton Colville, Lowestoft, Suffolk NR33 8JT

*GUIDE PRICE: £10,000 - £20,000 (plus fees)



Amenity land with potential

This rectangular piece of land is currently unused but could provide a parking area, space for garaging or other use (subject to obtaining appropriate planning permission) The site has a frontage onto Short Lane of approximately 55' and a depth of approximately 30'.

Short Lane lays off The Street within close proximity of local shops and amenities.

Planning:

Planning consent was refused in March 2018 for a chalet style property details of the application are available for inspection on Waveney District Councils planning portal.

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



Tenure: Freehold

Local Authority: Waveney District Council. Tel: 01502 562111

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

Solicitors: Norton Peskett, 148 London Road North, Lowestoft, NR321HF. Tel: 01502533000. Ref: Sophie Cooper.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

129 Church Road, Kessingland, Lowestoft, Norfolk NR33 7SQ

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



Detached three bedroom bungalow in need of improvement

This extended detached bungalow was originally built in 1968 and further extended in 1986. The property has previously been affected by structural movement, however remedial repairs have been carried out. Purchasers would need to satisfy themselves as to the integrity of the existing construction.

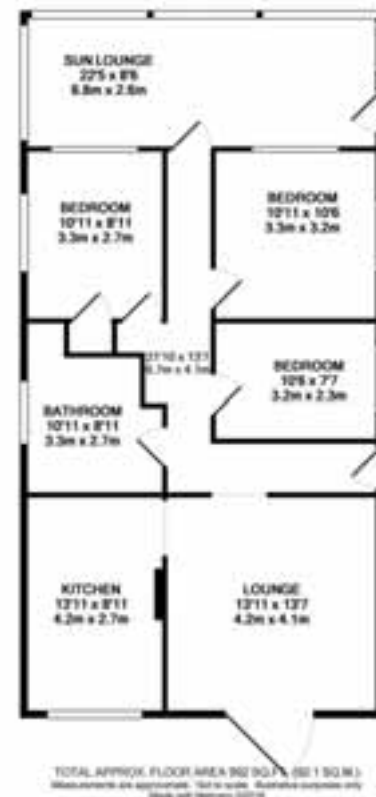
The property is in a non-estate position and benefits from sealed unit double glazing and gas central heating. It is currently vacant and would ideally suit the investor or builder.

Kessingland is a popular coastal village lying to the south of Lowestoft and with a useful range of amenities available within the immediate neighbourhood, including local shops, schools and regular public transport.

Description:

Accommodation: Entrance hall, lounge, kitchen, three bedrooms, sun lounge, bathroom.

Outside: Front and rear gardens in need of attention.



Tenure: Freehold

Local Authority: Waveney District Council. Tel: 01502 562111

Solicitors: Cozens-Hardy Solicitors, Castle Chambers, Opie Street, Norwich, NR1 3DP. Tel: 01603 625231.

Ref: Charlotte Hunter.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

19 Carnoustie Drive, Lowestoft, Suffolk NR33 9JW

*GUIDE PRICE: **£65,000 - £75,000** (plus fees)



Purpose built modern first floor flat with allocated parking space

Self contained one bedroom apartment ideal for first purchase or owner occupation, to be sold vacant and ready for immediate occupation. The property has a 16' Lounge, a double bedroom, bathroom and a fitted kitchen. There is gas central heating, double glazing and an allocated parking space.

The property is situated in a popular residential area within easy access of local amenities and shops.

Description:

- Ground Floor:** Entrance lobby and staircase to first floor
- First Floor:** Landing, lounge, kitchen, double bedroom, bathroom
- Outside:** Garden area, allocated parking space.



1ST FLOOR
APPROX. FLOOR AREA 426 SQ.FT. (39.7 SQ.M.)
19 CARNOUSTIE DRIVE
TOTAL APPROX. FLOOR AREA 448 SQ.FT. (41.7 SQ.M.)
While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their compliance or efficiency can be given.
Made with Metropix (2018)



Tenure: Leasehold
Local Authority: Waveney District Council. Tel: 01502 562111
Solicitors: Norton Peskett, 148 London Road North, Lowestoft, NR32 1HF. Tel: (01502) 533 000.
 Ref: Mr Steven Knight.
Viewing: Please call the Auctioneer - 01603 505100
Energy Performance Certificate (EPC): Current Rating B

Additional Fees

- Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.
- Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

2A Jubilee Buildings, London Road, Pakefield, Norfolk NR33 7AF

*GUIDE PRICE: **£60,000** (plus fees)



Spacious two bedroom first floor flat ideal for investment

This vacant flat has two double bedrooms, a large open plan living room, gas central heating and double glazing. The property requires minor redecoration and would provide an excellent rental income once occupied.

The property is excellently situated close to shops and is within easy travelling distance of the beach front and Lowestoft town centre.

Description:

Ground Floor: Entrance lobby with staircase to first floor

First Floor: Landing, living room/kitchen, two double bedrooms, bathroom, boxroom

Outside: The property has use of the gardens to the front of the property.



GROUND FLOOR
APPROX FLOOR
AREA 74 SQFT
(6.8 SQ M)

TOTAL APPROX FLOOR AREA BY FLOOR (SQ M)
Measurements are approximate. See the legal pack for more detailed information.



FIRST FLOOR
APPROX FLOOR
AREA 110 SQFT
(10.1 SQ M)

Tenure: Leasehold

Local Authority: Waveney District Council. Tel: 01502 562111

Solicitors: Mears Hobbs and Durrent, 24-26 Gordon Road, Lowestoft, NR32 1NL. Tel: 01502583621. Ref: Gillian Smith.

Viewing: 21st November 11:00 - 11:30. 28th November 11:00 - 11:30.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

97B Magdalen Way, Gorleston, Great Yarmouth, Norfolk NR31 7AA

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



Purpose built first floor flat ideal for investment or first purchase

A spacious one bedroom apartment currently vacant but ideal for investment purposes. The property is currently vacant and benefits from gas central heating, sealed unit double glazing and a small but secure courtyard garden.

The property is situated to the rear of a parade of shops and within close proximity of a range of other amenities including schools and public transport.

Description:

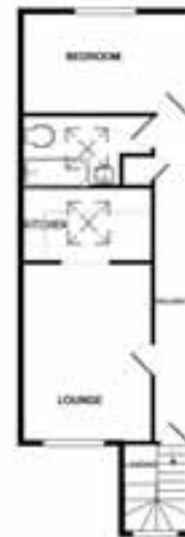
Ground Floor: Private entrance lobby with staircase to First Floor accommodation

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

Outside: Small enclosed courtyard garden.



GROUND FLOOR
APPROXIMATE FLOOR
AREA (SQ. METERS)
(15.5 SQ. METERS)



FIRST FLOOR
APPROXIMATE FLOOR
AREA (SQ. METERS)
(28.5 SQ. METERS)
TOTAL APPROXIMATE FLOOR AREA (SQ. METERS)
(44.0 SQ. METERS)

Tenure: Leasehold. 2,000 years from 3rd November 1983. Peppercorn ground rent.
Local Authority: Great Yarmouth Borough Council. Tel: 01493 856100
Solicitors: Poole Alcock, 6 Middlewich Road, Sandbach, Cheshire, CW11 1DL. Tel: 01270 762 325.
 Ref: Victoria Moetemedi.
Viewing: 23rd November 10:45 - 11:15. 30th November 10:45 - 11:15.
Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

12 Camperdown, Great Yarmouth, Norfolk NR30 3JB

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



Highly desirable early Victorian 3 bedroom bay fronted terrace

A vacant Grade two listed townhouse in an impressive and stylish terrace of early Victorian bay fronted properties close to the sea-front and town centre.

The property has generous living accommodation arranged over three floors in addition to a useful cellar. There are many attractive features and modern amenities which include gas central heating and a modern fitted kitchen. The property also benefits from a rear garden with an off road parking facility.

Great Yarmouth is a popular seaside town with a comprehensive range of shops and facilities including a rail and bus service to all major local centres including Norwich

Description:

Ground Floor: Hall, lounge, kitchen

Basement: Storage room

First Floor: Landing, master bedroom en suite bathroom, large cloakroom (possible family Bathroom)

Second Floor: Landing, 2 bedrooms, Jack and Jill shower room

Outside: Small front garden. Fully walled rear garden with off road parking facility.



Tenure: Leasehold. 999 years starting from the 1850s.

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

Solicitors: England & Co, 7&8 South Quay, Great Yarmouth, NR30 2QN. Tel: 01493844308. Ref: Vicky Hurren.

Viewing: 14th November 14:30 - 15:00. 21st November 14:30 - 15:00. 28th November 14:30 - 15:00.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

Flat 3, 28 Nelson Road North, Great Yarmouth, NR30 2AT

*GUIDE PRICE: **£35,000 - £45,000** (plus fees)



One bedroom duplex flat let producing £4,740 pa

This one bedroom ground and first floor flat is let on an assured shorthold tenancy to an established working tenant at £395 pcm (£4,740 pa). The flat is in a central position close to the town and sea front and is accessed from Manby Road to the rear. This would be an ideal purchase for an investor looking for a high yielding investment. The property is double glazed and has electric heating.

Description:

Ground Floor: Kitchen

First Floor: Landing, sitting room, bedroom, shower room.



GROUND FLOOR APPROX FLOOR AREA 107 SQ FT (9.9 SQ M)



FIRST FLOOR APPROX FLOOR AREA 208 SQ FT (19.2 SQ M)
TOTAL APPROX FLOOR AREA 315 SQ FT (29.1 SQ M)
(Measurements are approximate. They do not include balconies or verandas. Measurements are taken to the internal face of walls and columns only. Walls are finished with plaster.)



Tenure: Leasehold. 99 years from 28th February 1991 (72 years remaining).
Local Authority: Great Yarmouth Borough Council. Tel: 01493 856100
Solicitors: Leathes Prior, 74 The Close, Norwich, NR1 4DR. Tel: 01603 281012. Ref: Mr Stephen Wilson.
Viewing: 14th November 15:15 - 15:45. 21st November 15:15 - 15:45. 28th November 15:15 - 15:45.
Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

Flat 1, 28 Nelson Road North, Great Yarmouth, Norfolk NR30 2AT

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



Two bedroom first floor flat

This two bedroom first floor flat was previously let and is now to be sold with vacant possession. It has an open market rental value of around £550 pcm (£6,600 pa).

The flat is in a central position close to the town and sea front and would be an ideal investment/first time buyer purchase. The property is double glazed and has electric heating.

Description:

Ground Floor: Communal entrance hall

First Floor: Landing, sitting room, kitchen, two bedrooms, shower room.



Tenure: Leasehold. 99 years from 28th February 1991 (72 years remaining).

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

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

Viewing: 14th November 15:15 - 15:45. 21st November 15:15 - 15:45. 28th November 15:15 - 15:45.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

14B Southtown Road, Great Yarmouth, Norfolk NR31 0HU

*GUIDE PRICE: **£60,000** (plus fees)



Large first floor two bedroom apartment

Located close to the town centre and river this large first floor apartment is in good decorative order and has two double bedrooms, a modern kitchen, bathroom, double glazing and gas central heating. The property is currently vacant but would be ideal for investment or owner occupation.

A wide range of shops and community facilities are available nearby including bus and railway stations.

Description:

Accommodation: Entrance hall, kitchen/dining/living room, kitchen, two bedrooms, shower room.



TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metreplan 5.07.12

Tenure: Leasehold

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

Solicitors: Butterworths, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Rebekah West.

Viewing: 21st November 12:15 - 12:45. 28th November 12:15 - 12:45.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

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

31 Market Row, Great Yarmouth, Norfolk NR30 1PB

*GUIDE PRICE: £65,000 - £75,000 (plus fees)



Three storey shop and office premises to be sold vacant

Located just off the Market Place this three storey shop and office premises is currently occupied but will be sold with vacant possession.

Great Yarmouth is a popular and vibrant coastal town with a wide range of amenities and Public transport to all major centres including Norwich.

Description:

Ground Floor: Entrance hall, shop area, office, kitchen, w.c.

First Floor: Landing, three offices, w.c.

Second Floor: Landing, two offices, w.c.

Rateable Value: According to the valuation office website the property has an area of 122 square meters and a rateable value of £3850 from 1st April 2017.



Tenure: Freehold

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

Solicitors: Morrisons Solicitors, 133-137 Alexandra Road, Wimbledon, sw19 7jy. Tel: 02086144590.

Viewing: 21st November 13:00 - 13:30. 30th November 13:00 - 13:30.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

11 Ordnance Road, Great Yarmouth, Norfolk NR30 3DL

*GUIDE PRICE: **£65,000 - £75,000** (plus fees)



Two bedroom mid terrace ideal for first purchase or investment

Vacant hall entrance mid terrace with two reception rooms, a fitted kitchen and two bedrooms both with separate access off landing and to the bathroom. The property is in generally good order but would benefit from some minor updating and redecoration.

Ordnance Road is within walking distance of the sea front and town centre with its wide range of shops and amenities.

Description:

Ground Floor: Hall, lounge, dining room, kitchen

First Floor: Landing, two bedrooms, separate landing to bathroom, boxroom

Outside: Small front garden, courtyard style rear garden.



Measurements are approximate. Not to scale. Notwithstanding any title shown on this plan.



Tenure: Freehold

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

Solicitors: Mears Hobbs and Durrent, 24-26 Gordon Road, Lowestoft, NR32 1NL. Tel: 01502583621. Ref: Gillian Smith.

Viewing: 14th November 13:45 - 14:15. 21st November 13:45 - 14:15. 28th November 13:45 - 14:15.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

Flats 1 to 6, 46 Wellesley Road, Great Yarmouth, Norfolk NR30 1EX

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



Six refurbished self contained flats - five vacant, one let

This large three storey property comprises of six flats. Currently five are vacant and one is let producing £7,280pa. When fully let the building could provide an income of over £40,000 pa.

The flats have been recently refurbished, are double glazed and have modern kitchens and bathrooms. Each flat has a separate gas and electricity supply.

The property is located around a mile north of the town centre close to the beach.

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

Description:

Flat One: Duplex three bedroom flat let on an Assured Shorthold Tenancy at £140pw (£7,280pa).

Ground Floor: Entrance hall, sitting room, two bedrooms, kitchen, shower room and w.c.

Flat Two: Duplex vacant two bedroom flat, Open Market Rental Value £600pcm.

Ground Floor: Entrance hall, sitting room

First Floor: Landing, kitchen, bathroom, two bedrooms

Flat Three: First floor vacant two bedroom flat, Open Market Rental Value £600pcm

Accommodation: Entrance hall, two bedrooms, bathroom, sitting room, kitchen

Flat Four: Second floor vacant studio flat, Open Market Rental Value £450pcm.

Accommodation: Entrance hall, bathroom, kitchen/sitting room/ bedroom.

Flat Five: Second floor vacant two bedroom flat, Open Market Rental Value £600pcm

Accommodation: Entrance Hall, two bedrooms, bathroom, sitting room, kitchen

Flat Six: Third floor vacant one bedroom flat, Open Market Rental Value £525pcm

Accommodation: Landing, w.c., bathroom, bedroom, sitting room/kitchen

Outside: Communal front, side and rear yard area.



Tenure: Leasehold. 125 years from 1997 (104 years remaining).

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

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

Viewing: 14th November 16:00 - 16:30. 21st November 16:00 - 16:30. 28th November 16:00 - 16:30.

Energy Performance Certificate (EPC): Current Ratings E, E, C, D, C C

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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



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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.

We also offer a service for non attending bids by way of telephone or proxy if you cannot make the auction day. Non Attending Bid Forms are included to the rear of this Catalogue.

**AUCTION
HOUSE**

auctionhouse.co.uk

Chatsworth Hotel, 32 Wellesley Road, Great Yarmouth, Norfolk NR30 1EU

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



Substantial 19 bedroom hotel with managers flat located close to beach and town centre

This long established hotel was originally a four storey Victorian guest house with a more recent extension carried out in the 1960's, there is further planning consent now available for the further extension of the property to provide additional accommodation. To the rear of the property is an indoor swimming pool in addition to private garaging and storage facilities.

To the lower ground floor is a bar area with other guest rooms, kitchen and laundry facility. The property would now benefit from some cosmetic updating and repair, however, represents an excellent investment opportunity with the possibility of a future change of use, subject to planning approval.

The property lies to the town end of Wellesley Road and is therefore within a short walk of the shops and the Promenade.

Great Yarmouth has excellent road and rail links to Norwich and other major local centres

Description:

Lower Ground Floor: Hall, kitchen, dining room, bar/disco, swimming pool area, storage facilities.

Upper Ground Floor: Managers flat, en-suite bedrooms

First Floor: Landing, en-suite bedrooms, roof garden

Second Floor: Landing, en-suite bedrooms

Outside: Small utility areas, side driveway to garage/storage facility.

Rateable Value: According to the valuation office, the property has a rateable value of £7,900 with effect from 1st April 2017.

Tenure: Freehold

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

Solicitors: Norton Peskett, 18 Church Plain, Great Yarmouth, NR30 849200. Tel: 01493 849200.

Ref: Matthew Breeze.

Viewing: Please call the Auctioneer – 01603 505100.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

5 Peartree Avenue, Martham, Norfolk NR29 4RJ

*GUIDE PRICE: **£150,000 - £170,000** (plus fees)



Detached three bedroom bungalow requiring minor updating

A pleasantly positioned detached bungalow in a quiet cul-de-sac of similar established dwellings. The property is now vacant and in need of some minor redecoration and attention to the gardens. The property would be ideal for retirement or investment being close to the village centre shops and amenities.

The bungalow is double glazed has oil central heating and adaptable accommodation that includes two reception rooms, two bedrooms, a conservatory, fitted kitchen and shower room.

Description:

Accommodation: Hall, lounge, kitchen/breakfast room, dining room, conservatory, two bedrooms, shower room

Outside: Front and rear gardens in need of attention, Off road parking and garage.



TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metamax 52218



Tenure: Freehold

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

Solicitors: nplaw, Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2DH. Tel: 01603 222919. Ref: Joy Savill.

Viewing: 23rd November 09:30 - 10:00. 30th November 09:30 - 10:00.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £300 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

47 & 49 High Street, Leiston, Suffolk IP16 4EL

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



Two neighbouring retail properties, one vacant and one with established tenant

On the east side of the High Street in the heart of the town's retail district is this neighbouring pair of retail premises.

Leiston is situated some 4 miles from both Saxmundham and Aldeburgh respectively with the A12 just a short distance away which provides road communication to the county town of Ipswich.

47 High Street is a vacant 2 storey end terraced building of around 1450 sq ft with retail areas, store room/office, kitchen & WC facilities and a further first floor store room. Currently it has retail shop use but previously has been utilised as a restaurant and an information centre therefore potentially lending itself to a variety of trades.

49 High Street is a mid-terraced unit of approximately 1160 sq ft again with retail space, stock room, first floor storage, WC and kitchen facilities. It is currently let to Sue Ryder on a 5 year lease from October 2014 at a rent of £6500 per annum. We understand negotiations are underway to establish a new 10 year lease.

In our opinion this is an excellent commercial investment competitively priced for the auction market.



Partner Agent:



- Tenure:** Freehold
- Local Authority:** Suffolk Coastal District Council. Tel: 01394 383789
- Solicitors:** Gotelee Solicitors, 31-41 Elm Street, Ipswich, IP1 2AY. Tel: 01473 298168. Ref: Annalise Shelcott.
- Viewing:** 22nd November 12:00 - 12:45. 27th November 10:00 - 10:45.
- Energy Performance Certificate (EPC):** Current Rating G, E

Additional Fees

- Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.
- Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Gate House, Eastlands Lane, Finningham, Stowmarket, Suffolk IP14 4HX

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



A detached cottage requiring full renovation and set in around half an acre (stms)

A highly individual former railway sidings cottage requiring full modernisation and with gardens extending to around half an acre (stms).

The village of Finningham can be found some 7 miles to the north of Stowmarket and easily accessible from the A140 Ipswich to Norwich road.

The property occupies a secluded rural location but please be advised that **IT STANDS LITERALLY JUST A FEW FEET FROM THE MAIN RAILWAY LINE** with speeding trains passing at regular intervals.

The cottage extends to just over 1000 sq ft and retains original features such as cast iron fireplaces, range cooker and offers tremendous potential.

Competitively priced for the auction market, a high level of interest is anticipated and we strongly advise attending one of the Open Viewings.



Partner Agent:



Total area: approx. 943 sq. metres (1015.5 sq. feet)
 Prepared By david-morimer.com Not To Scale For Identification Purposes Only
 Plan produced using PlanUp.

Railway Cottage, Eastland Lane, Finningham, Stowmarket

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

Tenure: Freehold
Local Authority: Mid Suffolk District Council. Tel: 01449 724500
Solicitors: Kerseys Solicitors, 32 Lloyds Avenue, Ipswich, IP1 3HD. Tel: 01473 213311. Ref: Sharon Livermore.
Viewing: 22nd November 10:00 - 10:45. 27th November 12:00 - 12:45. 30th November 2:30 - 3:15.
Energy Performance Certificate (EPC): Current Rating G

Coach House and Land to rear of 28 and 30, High Street, Saxmundham, IP17 1AB

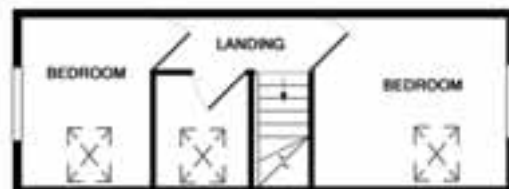
*GUIDE PRICE: **£140,000+** (plus fees)



Partner Agent:



GROUND FLOOR
APPROX. FLOOR
AREA 266 SQ.FT.
(24.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 271 SQ.FT.
(25.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 SQ.M.)
Measurements are approximate. Not to scale. Subject to survey only.
Made with SketchUp 2019

A detached 2 bedroom Coach House and outbuilding with residential Planning Permission

Situated in the heart of the town just off the High Street is this rare opportunity to acquire this combined investment and development property.

Saxmundham is a thriving market town with a good range of amenities including a railway station and situated just a short drive from the Suffolk Heritage Coast towns of Aldeburgh, Southwold and Thorpeness.

The property, which includes 2 parking spaces, comprises a detached Coach House with 2 bedroom accommodation including a fitted kitchen along with a garage building opposite which has Planning Permission for demolition and the construction of a single storey one bedroom dwelling. Plans are available within the online Legal Pack or through the Suffolk Coastal District Council website under Application No. DC/15/0951/FUL.



Tenure: Freehold

Local Authority: Suffolk Coastal District Council. Tel: 01394 383789

Solicitors: Foskett Marr Gadsby & Head, 181 High Street, Epping, CM16 4BQ. Tel: 01992 563662. Ref: Howard Parkinson.

Viewing: Please call the Auctioneers - 01473 558888

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

Swan Inn, Swan Road, Worlingworth, Woodbridge, Suffolk IP13 7HZ

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



Grade II Listed Public House in need of modernisation

A historic thatched country pub in an idyllic village location now requiring modernisation and refurbishment. The property has a wealth of character features including exposed beams and inglenook fireplaces. The property has three main bar areas and a kitchen on the ground floor whilst on the first floor there is generous owners living accommodation with a further attic room on the second floor. The property is situated in a generous plot which is also in need of attention.

Worlingworth is a village approximately 6 miles from Eye and 5 miles from Framlingham.

Description:

Ground Floor: Entrance lobby, lounge bar, public bar, restaurant, bar area, cellarage, kitchen

First Floor: Landing, lounge, three bedrooms, bathroom

Second Floor: Attic room.



Tenure: Freehold

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

Solicitors: Moore Blatch Solicitors, Gateway House, Tollgate, Chandlers Ford, Eastleigh, SO533TG. Tel: 02382025015. Ref: Nicole Millard-Sharpe.

Viewings: Please call the Auctioneer - 01473 558 888.

Additional Fees

Buyer's Premium: £750 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

52A Intwood Road, Cringleford, Norwich, Norfolk NR4 6AA

***GUIDE PRICE: £295,000 (plus fees)**



Detached bungalow in sought after location

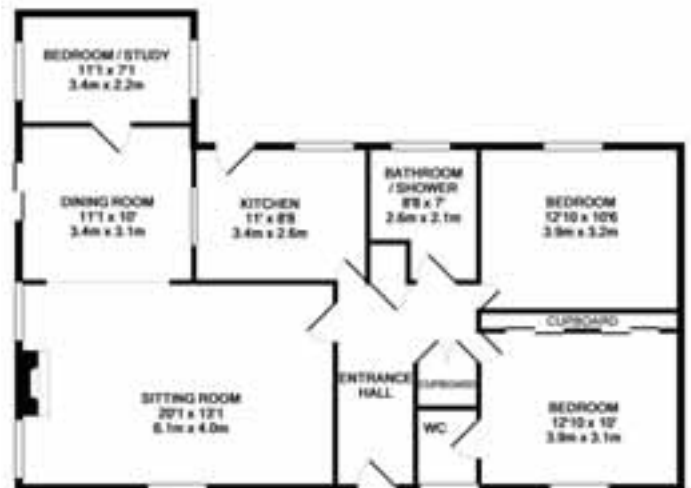
This three bedroom detached bungalow is located in the highly popular village of Cringleford, less than three miles south-west of Norwich city centre. It has a spacious sitting room and benefits from gas central heating and is double glazed.

The property is located close to a selection of local amenities including Waitrose, local shops and pubs together with excellent links to the A11, A47 and centre of Norwich. It has been in the same family for over 30 years and so is a rare opportunity.

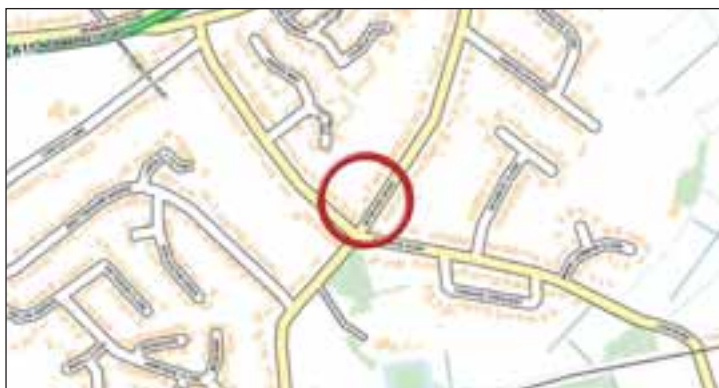
Description:

Accommodation: Entrance hall, w.c., bathroom/shower room, kitchen, sitting/dining room, bedrooms one and two, study/bedroom three

Outside: Rear yard, off road parking, detached garage, side garden.



TOTAL APPROX. FLOOR AREA 1000 SQ.FT. (92.9 SQ.M.)
Measurements are approximate. See to scale. (Excludes parking only)
Scale 1:500 (1:1000)



Tenure: Freehold

Local Authority: South Norfolk Council. Tel: 01508 533633

Solicitors: Mills and Reeve, Botanic House, 98-100 Hills Road, Cambridge, CB2 1PH. Tel: (01223) 222294 ext 2294. Ref: Christina Wilderspin.

Viewing: 15th November 09:30 - 10:00. 22nd November 09:30 - 10:00. 29th November 09:30 - 10:00.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

411 Sprowston Road, Norwich, Norfolk NR3 4EH

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



Victorian terrace house requiring improvement

This two bedroom end terrace house was let for many years and is now to be sold with vacant possession. It has an open market rental value of around £650 pcm (£7,800 pa). The property is partially double glazed and has gas central heating. It requires improvement and repair and would make an ideal purchase for the owner-occupier or investor.

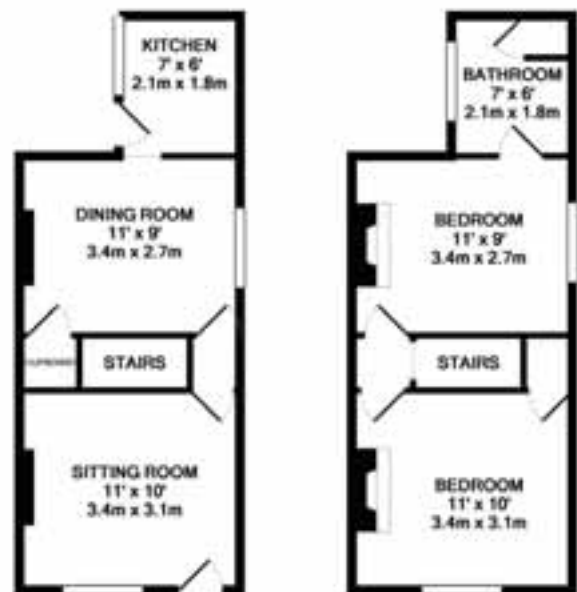
It is conveniently located within walking distance of the centre of Norwich. The property is situated on a regular bus route with shops and schools nearby.

Description:

Ground Floor: Sitting room, dining room, kitchen

First Floor: Two bedrooms, bathroom

Outside: Small front area, rear lawned garden, outside wc and store



GROUND FLOOR
APPROX. FLOOR AREA 275 SQ.FT. (25.6 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA 281 SQ.FT. (26.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 556 SQ.FT. (51.8 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2018.



Tenure: Freehold

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

Solicitors: Amanda Nudd, Ashtons Legal, Trafalgar House, Meridian Way, Norwich, NR7 0TA.

Tel: (01603) 703077.

Viewing: 13th November 15:00 - 15:30. 20th November 15:00 - 15:30. 27th November 15:00 - 15:30.

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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



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Old Ferry Boat House, Ferry Lane, Newton-In-The-Isle, PE13 5HA

***GUIDE PRICE: £295,000 (plus fees)**



A detached four bedroom former public house set in grounds in excess of one acre (stms).

The property offers generous accommodation with several large outbuildings and a dilapidated covered swimming pool. The property would be ideal for any intending purchasers looking to work from home.

Newton-in-the-Isle is situated north-west of Wisbech, which is a market town offering numerous shopping and recreational facilities and linked by the A47 to Kings Lynn and March, both of which offer rail-links into London.

Description:

Ground Floor: Lounge/diner, kitchen/breakfast room, conservatory, fourth bedroom, shower/utility room

First Floor: Three bedrooms, bathroom

Outside: Large workshop, gardens in excess of one acre (stms)



Tenure: Freehold

Local Authority: Fenland District Council. Tel: 01354 654321

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

Viewing: 15th November 13:15 - 13:45. 22nd November 13:15 - 13:45. 28th November 13:15 - 13:45.

Energy Performance Certificate (EPC): Current Rating D

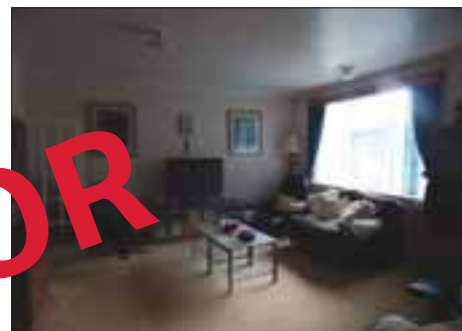
Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

61 Hall Road, Clenchwarnton, Kings Lynn, Norfolk PE34 4AS

*GUIDE PRICE: £175,000 (plus fees)



A detached 4 bedroom house offered with vacant possession with the potential to split into two properties with the necessary planning permission

This four bedroom detached house was previously a hairdressers shop, but has now been converted into residential accommodation over two levels. The property, with the necessary planning permission, could be split into two properties.

Clenchwarnton is situated just outside of Kings Lynn and offers local shops with more extensive facilities found at Kings Lynn, including a mainline rail-link into London, Kings Cross.

Description:

Ground Floor: Dining room, living room, study, utility room, workshop, kitchen

First Floor: Four bedrooms, bathroom

Outside: Parking to front and rear, garden to rear.



Tenure: Freehold

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

Solicitors: Hawkins Ryan, 19 Tuesday Market Place, Kings Lynn, PE30 1JW. Tel: 01553 691661.

Ref: Mrs Stella Anderson.

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

7 Hemingford Crescent, Peterborough, Cambridgeshire PE2 8LL

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



A detached three bedroom bungalow in need of improvement and modernisation

This detached three bedroom bungalow is situated in a quiet crescent on the east side of Peterborough. The property has had some water damage and needs some updating, however offers good-sized accommodation together with parking.

Hemingford Crescent is situated on the Whittlesey side of Peterborough and provides access to the A1 trunk road with shopping and recreational facilities found in Peterborough together with the mainline rail-link into London, Kings Cross.

Description:

Accommodation: Hall, lounge, kitchen, conservatory, three bedrooms, bathroom

Outside: Parking, gardens to front and rear.



TOTAL APPROX FLOOR AREA 257 SQ FT (24.1 SQ M)
Measurements are approximate. See the plan. Dimensions are not to scale.
Do not rely on this plan.



Tenure: Freehold

Local Authority: Peterborough City Council. Tel: 01733 747474

Solicitors: Taylor Fawcett, 7 Princes Square, Harrogate, HG1 1ND. Tel: 01423 538111. Ref: Sarah Taylor.

Viewing: 14th November 10:00 - 10:30. 21st November 10:00 - 10:30. 28th November 10:00 - 10:30.

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

Snettisham Water Mill, The Old Coal Yard, Station Road, Snettisham, PE31 7QJ

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



A Grade II* listed historic former watermill tastefully converted into a 3 bedroom holiday cottage with established holiday let income

A rare opportunity to acquire a Grade II* listed historical building in an enviable location. Snettisham Water Mill has been converted into holiday accommodation on two floors and overlooks the mill pond. The total plot is 0.7 acre (stms).

The property has three bedrooms, two shower rooms with a living room/kitchen on the first floor which affords views over the mill pond. Attached to the property is the original mill house which retains its original features.

Snettisham is situated between Kings Lynn and Hunstanton, and provides some shopping and recreational facilities with a main-line rail link at Kings Lynn providing access into London, Kings Cross.

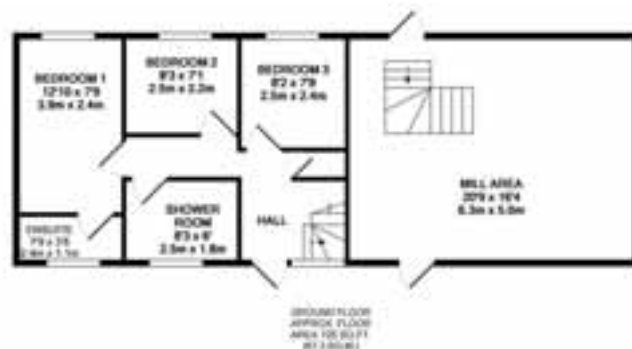
Description:

Ground Floor: Entrance hall, bedroom one with en-suite shower, bedroom two, bedroom three, shower room

First Floor: Living room/kitchen

Outside: Garden to the rear, parking to front.

Please note: The property has full approval for 12 month holiday occupancy.



Tenure: Freehold

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

Solicitors: Landon, 9 Shenfield Road, Brentwood, CM15 8AH. Tel: 01277 210021. Ref: David Gillett.

Viewing: 15th November 11:30 - 12:00. 22nd November 11:30 - 12:00. 28th November 11:30 - 12:00.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

211 Peterborough Road, Whittlesey, Peterborough, PE7 1PD

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



Detached three bedroom house requiring updating and redecoration

This spacious three bed detached house is situated on the edge of Whittlesey and offers numerous parking spaces and garden which backs on to an open lake behind which was formerly part of the Peterborough brick works. The property does need some improvement and building works and a structural report can be found within the Legal Pack.

Whittlesey is situated west of Peterborough and offers shops and recreational facilities. A main line rail link can be found in Peterborough providing access into London Kings Cross.

The property has an additional area of land to the lefthand side facing from the front which is a former tunnel which the current owners have signed a licence to use from the the brick works. Details will be found within the Legal Pack.

Description:

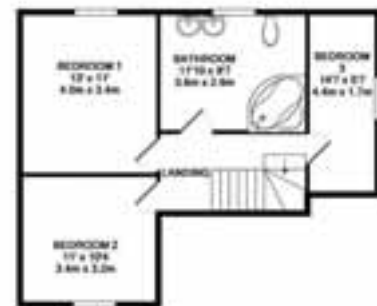
Ground Floor: Entrance hall, lounge, kitchen, utility room, shower room.

First Floor: Three bedrooms, bathroom

Outside: Garage 28.3 ft x 9.3 ft.



GROUND FLOOR
APPROX. FLOOR AREA (SEE PLAN) 1084 SQ. FT.



FIRST FLOOR
APPROX. FLOOR AREA (SEE PLAN) 581 SQ. FT.
TOTAL APPROX. FLOOR AREA (SEE PLAN) 1665 SQ. FT.



Tenure: Freehold

Local Authority: Peterborough City Council. Tel: 01733 747474

Solicitors: Poole Alcock, 6 Middlewich Road, Sandbach, Cheshire, CW11 1DL. Tel: 01270 762 325. Ref: Victoria Moetemedi.

Viewing: 16th November 11:00 - 11:30. 23rd November 11:00 - 11:30. 30th November 11:00 - 11:30.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

16a Taverners Road, Peterborough, Cambridgeshire PE1 2JS

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



A shop unit with potential above for offices or a flat with the necessary planning permission.

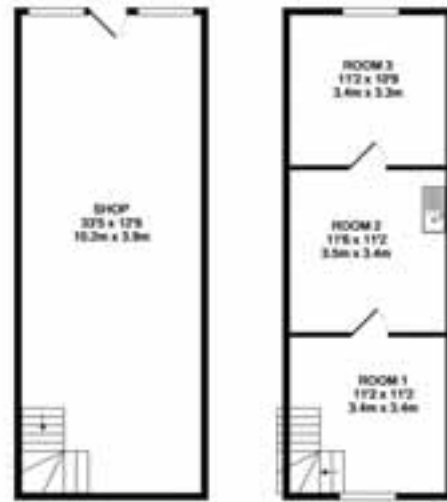
The property has been used in the past as a travel agents and has recently been used as a bed shop. The previous income was £12,500 per annum.

Peterborough offers a range of shops and recreational facilities, together with the A1 trunk road into London and to the north and a mainline rail-link into London, Kings Cross.

Description:

Ground Floor: Shop area with stairs to:-

First Floor: Landing, three rooms



GROUND FLOOR
APPROX FLOOR AREA 428 SQFT (39.4 SQM)
TOTAL APPROX FLOOR AREA 790 SQFT (73.1 SQM)
Measurements are approximate. Not to scale. Suitable for general use.
Made with Metaplan 2017

Tenure: Freehold

Local Authority: Peterborough City Council. Tel: 01733 747474

Solicitors: HS Lawyers, 34a Lincoln Road, Peterborough, PE1 2RL. Tel: 01733 703978 07966211345. Ref: Assad Arif.

Viewing: 16th November 12:30 - 13:00. 23rd November 12:30 - 13:00. 30th November 12:30 - 13:00.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

69 Gallery Walk, Pinchbeck, Spalding, Lincolnshire PE11 3XJ

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



A detached three bedroom bungalow offered with vacant possession in need of modernisation throughout

The property is located in a rural location and offers good sized accommodation in a generous sized plot.

Pinchbeck is a village located north east of Spalding and offers some local shops. A rail link can be found at Peterborough with access to London, Kings Cross.

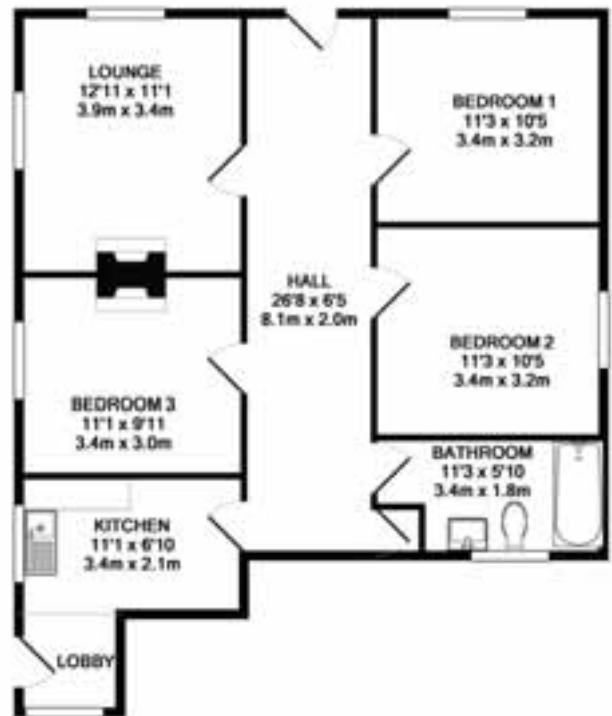
Description:

Accommodation: Lounge, kitchen, bathroom, three bedrooms

Outside: Gardens

Directions: Enter Gallery Walk off of Flaxmill Lane.

Note: The property has no vehicular access.



TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.5 SQ.M.)
 Measurements are Approximate. Not to scale. Suitable purposes only.
 Made with Metropix ©2018



Tenure: Freehold

Local Authority: South Holland District Council. Tel: 01775 761161

Solicitors: Eversheds, 1 Callaghan Square, Cardiff, CF10 5BT. Tel: 0207 9194500. Ref: Mrs Grace Wallard.

Viewing: 26th November 12:00 - 12:30. 28th November 12:00 - 12:30. 3rd December 13:00 - 13:30.

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Buyer's Premium: £480 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

71a High Street, Ramsey, Huntingdon, Cambridgeshire PE26 1BZ

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



A modern first and second floor three bedroom maisonette situated in the centre of this popular market town

The property is located in the centre of the town with good access to all facilities. The current owner previously has let the property for £650 pcm. It is now offered with vacant possession.

The accommodation comprises lounge, kitchen, three bedrooms, bathroom, courtyard and allocated parking.

Description:

Ground Floor: Entrance hall

First Floor: Lounge/diner, kitchen

Second Floor: Three bedrooms, bathroom

Outside: Courtyard and allocated parking.



Tenure: Leasehold. 999 years from 2003, rent £50 for first 25 years increasing by £10 every 25 years.

Local Authority: Huntingdonshire District Council

Solicitors: Leeds Day Solicitors, Xenus House, Sandpiper Court, Phoenix Park, St Neots, PE19 8EP. Tel: 01480 474661. Ref: Jerome Vero.

Viewing: 16th November 09:30 - 10:00. 23rd November 09:30 - 10:00. 30th November 09:30 - 10:00.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

17 Syers Green Lane, Long Buckby, Northampton, NN6 7QP

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



A two bedroom detached bungalow in village location requiring modernisation

The property offers spacious accommodation which features a 22 ft lounge and two double bedrooms with some modernisation required.

The village offers local shops including a Co-Op store and is north west of Northampton which is within 10 miles.

Description:

Accommodation: Lounge, kitchen, cloakroom/w.c., two bedrooms, bathroom

Outside: Garage and gardens.



TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.1 SQ.M.)
 Measurements are approximate. Not to scale. Built-up area includes only.
 Made with information 02/18

Tenure: Freehold

Local Authority: Northamptonshire County Council

Solicitors: Optima Legal, TBG, Hepworth House, Claypit Land, Leeds, LS2 8AE. Tel: 0844 5716524. Ref: Conveyancing Department.

Viewing: 26th November 14:30 - 15:00. 28th November 15:30 - 16:00. 3rd December 15:30 - 16:00.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £1020 inc VAT payable on exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

1B Burmer Road, Peterborough, Cambridgeshire PE1 3HT

*GUIDE PRICE: £40,000 - £60,000 (plus fees)

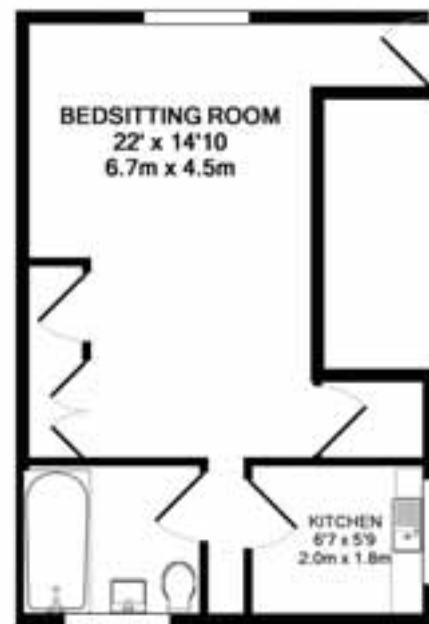


A ground floor studio maisonette with a tenant providing an income of £410 pcm (£4,920 pa)

This studio maisonette is located just off Lincoln Road with local shops nearby. The Westgate shopping centre provides more extensive facilities and a rail link is located in the city providing links to London, Kings Cross.

Description:

Ground Floor: Bedroom/sitting room, kitchen, bathroom.



TOTAL APPROX. FLOOR AREA 283 SQ.FT. (26.3 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix G2018

Tenure: Leasehold

Local Authority: Peterborough City Council. Tel: 01733 747474

Solicitors: Hunter Coombs Solicitors, 4 New Street, Oundle, PE8 4ED. Tel: 01832 273506. Ref: Pippa Woodcock Coombs.

Viewing: 19th November 11:30 - 12:00. 23rd November 15:00 - 15:30. 28th November 11:30 - 12:00.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

32 Barkston Drive, Peterborough, Cambridgeshire PE1 4LA

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



A four bedroom detached family home offered with vacant possession in a quiet cul-de-sac location.

The property is located with views over the school fields and offers good-sized accommodation. The ground floor family room is located next to the double garage and could, with the necessary planning permission, create an annex or home office.

Barkston Drive provides good access to the city centre where a variety of shopping and recreational facilities can be found together with the famous Peterborough Cathedral and mainline rail-link providing access into London, Kings Cross.

Description:

Ground Floor: Entrance hall, lounge, dining room,, kitchen, utility room, family room, cloakroom/w.c.

First Floor: Master bedroom with en-suite, three further bedrooms, family bathroom

Outside: Gardens to side, parking to front.



Tenure: Freehold

Local Authority: Peterborough City Council. Tel: 01733 747474

Solicitors: Butterworths, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Rebekah West.

Viewing: 16th November 14:00 - 14:30. 23rd November 14:00 - 14:30. 30th November 14:00 - 14:30.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £3000 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

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

90 Woodland Way, Sawston, Cambridge, Cambridgeshire CB22 3DU

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



A semi detached two bedroom bungalow in need of modernisation throughout backing onto woodland.

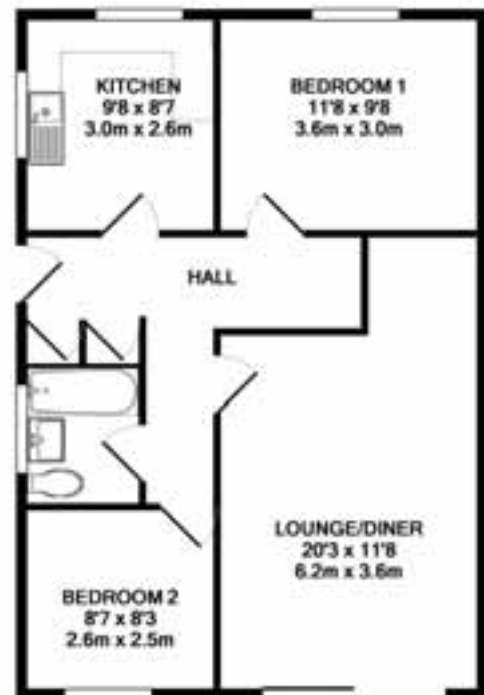
The property is located on the edge of this mixed development on the edge of the town. The bungalow offers two double bedrooms and a good sized lounge/ diner.

Sawston is located south of Cambridge just off the M11. A main line rail link can be found at Cambridge providing links into London Kings Cross and Liverpool Street.

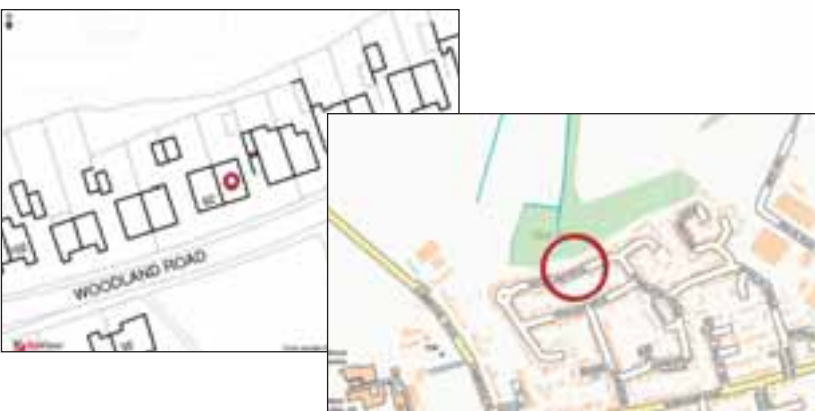
Description:

Accommodation: Lounge/diner, kitchen, two bedrooms, bathroom
Outside: Detached single garage, garden,

Special Note: The property is of non-standard construction (steel frame).



TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2018



Tenure: Freehold

Local Authority: Cambridgeshire County Council

Solicitors: Aberdien Considine, 30 Cloth Market, Newcastle, NE1 1EE. Tel: 0191 607 8450.

Viewing: 29th November 11:00 – 11:30. 1st December 10:00 – 10:30. 4th December 10:00 – 10:30.

Energy Performance Certificate (EPC): Current Rating E

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 £840 inc VAT, payable on exchange of contracts.

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

12 Sandhill, Littleport, Ely, Cambridgeshire CB6 1NT

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



A vacant semi detached three bedroom house with river views which has previously been let at £9,300 pa

The property backs onto the River Ouse with amazing views and wildlife.

The current owner has been renting the property for £775 pcm however the property is now vacant.

Littleport is located north of the cathedral city of Ely with its shopping and recreational facilities. The town offer local shops and a British Rail link into London Kings Cross and Liverpool Street.

Description:

Ground Floor: Entrance hall, bathroom, kitchen, dining room, living room

First Floor: Three bedrooms

Outside: Parking to front and a garden to rear backing onto the river.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 02018.



Tenure: Freehold

Local Authority: East Cambridgeshire District Council

Viewing: 26th November 09:30 - 10:00. 30th November 16:00 - 16:30. 3rd December 10:00 - 10:30.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

Red House Farm, Station Road, Little Massingham, Kings Lynn, PE32 2JU

*GUIDE PRICE: **£500,000** (plus fees)



A detached Victorian farmhouse with outbuildings in a rural setting in need of refurbishment and improvement

Red House Farm is a detached Victorian farmhouse with outbuildings overlooking farmland. The property is in need of complete refurbishment to restore to its previous glory. The current owner has a proposed development scheme for the outbuildings, the plans are contained within the legal pack.

Great Massingham is situated 11 miles from Kings Lynn where there are shopping and recreational facilities, together with a mainline rail-link into London, Kings Cross.

Description:

Ground Floor: Sitting room, drawing room, dining room, kitchen, garden room, family room

First Floor: Five bedrooms, bathroom area

Outside: Seven outbuildings, courtyard area.

Further area of meadow measuring 1.17 acres (stms), situated off Lower Lynn Road. A plan of the additional land can be found in the legal pack.

Special note: The property gardens have had some Japanese Knot Weed which has now been treated to eradicate it. Documentation will be in the legal pack.





Tenure: Freehold

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

Solicitors: Bowers Solicitors, 15 South Brink, Wisbech, PE13 1JL. Tel: 01945 583194. Ref: Bryan Bowser.

Viewing: 15th November 10:00 - 10:30. 22nd November 10:00 - 10:30. 28th November 10:00 - 10:30.

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

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

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- Posting it to us at: The Barn, Newmarket Road, Cringleford Norwich NR4 6UE, OR
- Emailing us at norwich@auctionhouse.co.uk

| | |
|----------------------|--|
| Name: | |
| <input type="text"/> | |
| Email: | |
| <input type="text"/> | |
| Address: | |
| <input type="text"/> | |
| Postcode: | |
| <input type="text"/> | |

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

E-catalogue
(Available approx. 14 days prior to the auction date)

Printed Catalogue
(Available approx. 7 days prior to the auction date)

Signature:

Date:

By completing and signing this form, you are consenting to receiving ongoing communications from Auction House East Anglia until you instruct us otherwise.



ANTI-MONEY LAUNDERING EXPLAINED

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

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

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

The Documentation you must bring with you to the Auction

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

List A – Evidence of Identity (inc Photograph)

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

List B – Evidence of Residence (and your Name)

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

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

Bidding/Buying on behalf of another party

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

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

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

Matching an Identified Buyer with source of funds

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

Auction Passport

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

Electronic Anti-Money Laundering Checks

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

Queries and Contacting Us

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

The Barn, Newmarket Road, Cringleford
Norwich NR4 6UE

☎ 01603 505 100

✉ norwich@auctionhouse.co.uk

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

☎ 01733 889 833

✉ peterborough@auctionhouse.co.uk

17 Neptune Quay
Ipswich IP4 1QJ

☎ 01473 558 888

✉ ipswich@auctionhouse.co.uk

Memorandum Of Sale



Property Address: Lot No.

The Vendor:

The Purchaser:

Post Code: Tel:

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

Purchase Price: £

Less Deposit: £

Balance: £

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

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

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code: Tel:

Vendors Solicitor:

Post Code: Tel:

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

In addition and at the same time, the purchaser is required to pay the Auctioneer an Administration Charge of 0.3% inc VAT subject to a minimum of £840.00 (£700.00 + VAT) plus Buyers Premium if applicable.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

SALE CONDITIONS

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

IMPORTANT NOTICE

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

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

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

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

GLOSSARY

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

Wherever it makes sense:

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

Actual completion date

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

Addendum

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

Agreed completion date

Subject to condition G9.3:

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

Approved financial institution

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

Arrears

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

Arrears schedule

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

Auction

The auction advertised in the catalogue.

Auction conduct conditions

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

Auctioneers

The auctioneers at the auction.

Business day

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

Buyer

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

Catalogue

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

Completion

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

Condition

One of the auction conduct conditions or sales conditions.

Contract

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

Contract date

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

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

Documents

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

Financial charge

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

General conditions

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

Interest rate

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

Lot

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

Old arrears

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

Particulars

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

Practitioner

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

Price

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

Ready to complete

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

Sale conditions

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

Sale memorandum

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

Seller

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

Special conditions

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

Tenancies

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

Tenancy schedule

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

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers.

You (and your)

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

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

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

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

A2 OUR ROLE

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

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

G7. NOTICE TO COMPLETE

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

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

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

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

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

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

G8. IF THE CONTRACT IS BROUGHT TO AN END

If the contract is lawfully brought to an end:

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

G9. LANDLORD'S LICENCE

G9.1 Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies.

G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.

G9.4 The seller must:

- use all reasonable endeavours to obtain the licence at the seller's expense; and
- enter into any authorised guarantee agreement properly required.

G9.5 The buyer must:

- promptly provide references and other relevant information; and
- comply with the landlord's lawful requirements.

G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.

G10. INTEREST AND APPORTIONMENTS

G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.

G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:

- the buyer is liable to pay interest; and
 - the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

G10.4 Apportionments are to be calculated on the basis that:

- the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
- annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
- where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.

G11. ARREARS

Part 1 Current rent

G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.

G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.

G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.

Part 2 Buyer to pay for arrears

G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.

G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.

G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.

Part 3 Buyer not to pay for arrears

G11.7 Part 3 of this condition G11 applies where the special conditions:

- so state; or
- give no details of any arrears.

G11.8 While any arrears due to the seller remain unpaid the buyer must:

- try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
- 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);
- 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;
- if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;

(e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and

(f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.

G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

G12. MANAGEMENT

G12.1 This condition G12 applies where the lot is sold subject to tenancies.

G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.

G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy) and:

(a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;

(b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and

(c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

G13. RENT DEPOSITS

G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.

G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:

- observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;
- give notice of assignment to the tenant; and
- give such direct covenant to the tenant as may be required by the rent deposit deed.

G14. VAT

G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.

G15. TRANSFER AS A GOING CONCERN

G15.1 Where the special conditions so state:

- 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
- this condition G15 applies.

G15.2 The seller confirms that the seller

- is registered for VAT, either in the seller's name or as a member of the same VAT group; and
- has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:

- it is registered for VAT, either in the buyer's name or as a member of a VAT group;
- 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;
- article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- it is not buying the lot as a nominee for another person.

G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:

- of the buyer's VAT registration;
- that the buyer has made a VAT option; and
- that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.

G15.5 The buyer confirms that after completion the buyer intends to:

- 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
- collect the rents payable under the tenancies and charge VAT on them

G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:

- 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;
- the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and
- if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.

G16. CAPITAL ALLOWANCES

G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.

G16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.

G16.4 The seller and buyer agree:

- to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and
- to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17. MAINTENANCE AGREEMENTS

G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.

G17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

G18. LANDLORD AND TENANT ACT 1987

G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.

G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19. SALE BY PRACTITIONER

G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.

G19.2 The practitioner has been duly appointed and is empowered to sell the lot.

G19.3 Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.

G19.4 The lot is sold:

- in its condition at completion;
 - for such title as the seller may have; and
 - with no title guarantee;
- and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

G19.5 Where relevant:

- the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
- the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.

G20. TUPE

G20.1 If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.

G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:

- The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.
- The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.
- The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.
- The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

G21. ENVIRONMENTAL

G21.1 This condition G21 only applies where the special conditions so provide.

G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.

G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

G22. SERVICE CHARGE

G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.

G22.2 No apportionment is to be made at completion in respect of service charges.

G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:

- service charge expenditure attributable to each tenancy;
- payments on account of service charge received from each tenant;
- any amounts due from a tenant that have not been received;
- any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.

G22.4 In respect of each tenancy, if the service charge account shows that:

- payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
- attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.

G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.

G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- the seller must pay it (including any interest earned on it) to the buyer on completion; and
- the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

G23. RENT REVIEWS

G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.

G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.

G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.

G23.4 The seller must promptly:

- give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

G24. TENANCY RENEWALS

G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.

G24.4 Following completion the buyer must:

- with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
- use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.

G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25. WARRANTIES

G25.1 Available warranties are listed in the special conditions.

G25.2 Where a warranty is assignable the seller must:

- on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
- apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.

G25.3 If a warranty is not assignable the seller must after completion:

- hold the warranty on trust for the buyer; and
- at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

G26. NO ASSIGNMENT

The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer's interest under this contract.

G27. REGISTRATION AT THE LAND REGISTRY

G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:

- procure that it becomes registered at Land Registry as proprietor of the lot;
- procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
- provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:

- apply for registration of the transfer;
- provide the seller with an official copy and title plan for the buyer's new title; and
- join in any representations the seller may properly make to Land Registry relating to the application.

G28. NOTICES AND OTHER COMMUNICATIONS

G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

- delivered by hand; or
- made electronically and personally acknowledged (automatic acknowledgement does not count); or
- there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.

G28.3 A communication is to be treated as received:

- when delivered, if delivered by hand; or
- when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Full Name (s):

Name of Company (if applicable):

Home or Company (address): Postcode:

Tel: Mobile:

Email:

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 or Telephone set out overleaf.

PROPERTY AND BID DETAILS

Lot No.: Property Address:

My maximum bid (proxy bids only) will be: £

(amount in words):

DEPOSIT (tick as applicable)

I attach a cheque for 10% of my proxy bid or £5,000, whichever is the greater, plus 0.3% inc VAT, subject to a minimum of £840.00 (£700.00 + VAT Administration Charge).

OR

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include an Administration fee of 0.3% inc VAT subject to a minimum of £840.00 (£700.00 + VAT).

My cheque of £ payable to AUCTION HOUSE (N&NS) LTD (amount if applicable)

I hereby authorise Auction House to undertake Proof of Identification checks using the information provided.

Date of Birth Period living at current address NI Number

Passport Number

Driving Licence Number

Previous address if less than 6 months

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale on my behalf and recognise that I will be the legally bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the General/Special Conditions of Sale.

Signed: **Date:**

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

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 bankers draft, solicitor's client's account cheque or personal cheque 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.
2. The bidder must upload Proof of Identity in the form of a scan of a driving licence or passport, and a scan of a utility bill to the Auctions Passport Service that accesses the property's Legal Pack. Also you authorise Auction House to undertake a search with Experian for the purpose of verifying your identity. To do so Experian 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.
3. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House, The Barn, Newmarket Road, Cringleford, Norwich NR4 6UE to arrive before 6pm two working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
4. In the case of a telephone bid the prospective purchaser should provide a blank cheque in the name of the purchaser which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the administration charge or in accordance with the General or Special Conditions of Sale relating to the lot.
5. 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.
6. In the case of a written bid, 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.
7. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, any failure to validate Proof of Identification, 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.
8. In the event that the written or telephone 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).
9. 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% inc VAT of the purchase price, subject to a minimum of £840.00 (£700.00 + VAT) should be added to the deposit cheque or a separate cheque should be made payable to Auction House (N&NS) Ltd.
10. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
11. 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 purchasers will not hold Auction House liable for any loss or claims relating to the telephone 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 by post and the deposit returned as soon as reasonably possible.
12. 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.
13. 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.
14. 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.
15. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

Auction Results

Thursday 25th October & Friday 26th October 2018

91 & 91A Heath Road,
Norwich NR3 1JW

Guide: £80,000 - £100,000



22 Pier Walk, Gorleston
NR31 6DA

Guide: £70,000 - £90,000



83 Victoria Road,
Great Yarmouth NR30 3AZ

Guide: £35,000 - £40,000



276 Bluebell Road, Norwich
NR4 7LW

Guide: £290,000 - £310,000



44 Falcon Road West,
Sprowston NR7 8NX

Guide: £175,000



20 Royal Avenue, Lowestoft
NR32 4HH

Guide: £130,000 - £150,000



116 Plumstead Road, Norwich
NR1 4JX

Guide: £230,000 - £250,000



12 Sheringham Court,
Weybourne Road NR26 8HF

Guide: £50,000



1 Rosemary Cottages,
Flordon Road NR15 1QY

Guide: £160,000 - £180,000



Sibford Gower, The Plain,
Long Stratton NR15 2XJ

Guide: £175,000 - £200,000



30 Quintin Gurney House,
Keswick Hall NR4 6RP

Guide: £70,000 - £80,000



7 Lime Tree Road, Norwich
NR2 2NF

Guide: £450,000



Land Off Pennygate Road,
Barton Turf NR12 8BG

Guide: £20,000



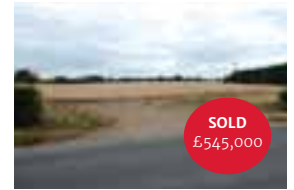
Land Adjacent To 19/20
Bridge Road NR20 5NU

Guide: £5,000 - £10,000



Land South East Of Low Road,
Tasburgh NR15 1AR

Guide: £500,000



Building Plot 24 Rectory
Lane, Mulbarton NR14 8AG

Guide: £140,000 - £160,000



34-35 Market Place,
Hingham NR9 4AF

Guide: £200,000 - £250,000



4 Marram Drive, Caister,
NR30 5NR

Guide: £150,000 - £170,000



6A Aldiss Court, High Street,
Dereham NR19 1TS

Guide: £40,000 - £50,000



7A Aldiss Court, High Street,
Dereham NR19 1TS

Guide: £40,000 - £50,000



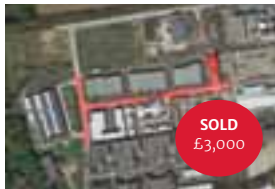
39 Broadland Holiday Village,
Marsh Road NR33 9JY

Guide: £30,000 - £40,000



Road and Containers, Fifth
Avenue, Halstead CO9 2SZ

Guide: £10,000+



28-30 Trinity Street,
Halstead CO9 1JA

Guide: £200,000 - £250,000



45 West Street, Long Sutton,
Spalding PE12 9BN

Guide: £130,000



6 Albion Street, Kings Lynn,
PE30 1NJ

Guide: £60,000 - £80,000



Flat 4 Anchor View, West
Parade, Wisbech PE13 1PE

Guide: £35,000



819 Lincoln Road,
Peterborough, PE1 3HG

Guide: £100,000 - £120,000



44 Bevills Close, Doddington,
March PE15 0TT

Guide: £160,000



16 Harewood Drive, Kings
Lynn PE30 2BS

Guide: £50,000



19-20 North Beach, Heacham
PE31 7LJ

Guide: £200,000 - £250,000



Going once...

The most suitable properties for auction include:

- 🔨 Properties for improvement
- 🔨 Tenanted properties
- 🔨 Residential investments
- 🔨 Development propositions
- 🔨 Building Land
- 🔨 Mixed use properties
- 🔨 Commercial investments
- 🔨 Unique properties
- 🔨 Land (development or greenfield)
- 🔨 Lock up garages

Auction dates:

Norwich

13th February 2019

Ipswich

14th February 2019

Kings Lynn

15th February 2019

Norwich

10th April 2019

Ipswich

11th April 2019

Peterborough

12th April 2019

auctionhouse.co.uk/eastanglia

The Barn, Newmarket Road, Cringleford
Norwich NR4 6UE
☎ 01603 505 100
✉ norwich@auctionhouse.co.uk

Stuart House, St John's Street
Peterborough PE1 5DD
☎ 01733 889 833
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17 Neptune Quay
Ipswich IP4 1QJ
☎ 01473 558 888
✉ ipswich@auctionhouse.co.uk

**AUCTION
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PROPERTY AUCTION EXPERTS
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