

**AUCTION
HOUSE**

EAST ANGLIA

Norwich Auction

Wednesday

23rd October 2019

11.00am

Lots 1 - 34

Ipswich Auction

Thursday

24th October 2019

2.00pm

Lots 35 - 44

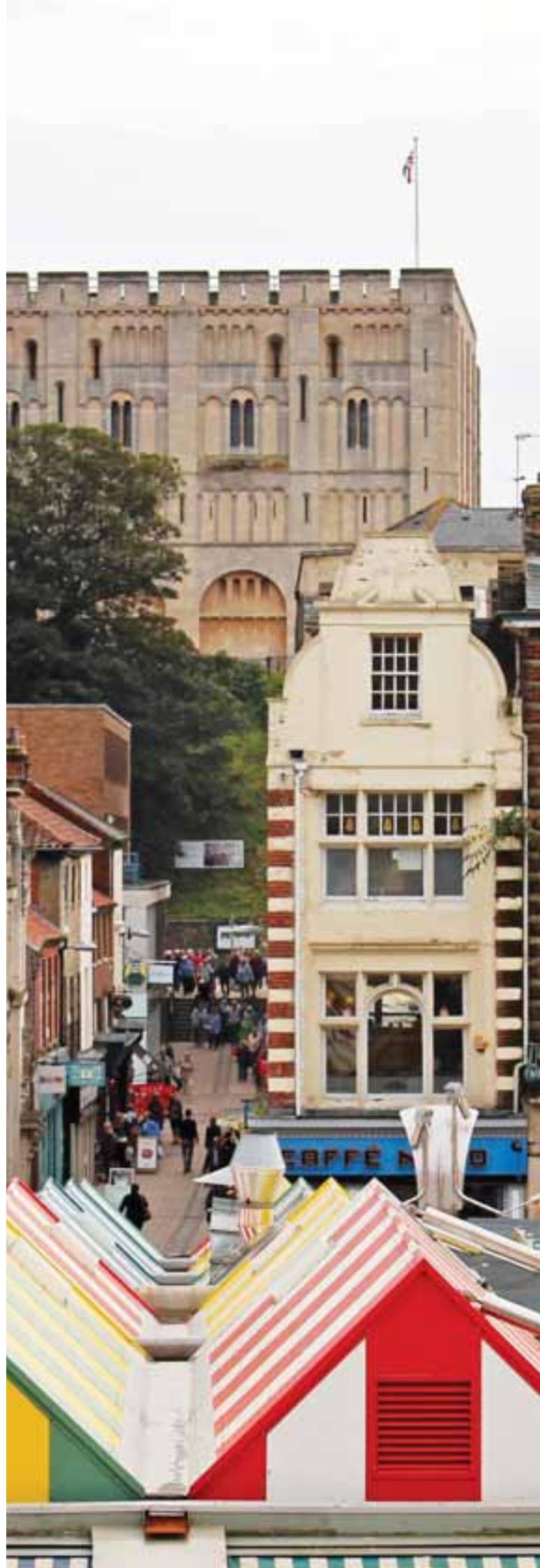
Peterborough Auction

Friday

25th October 2019

12.00 noon

Lots 45 - 54



AUCTION VENUES

NORWICH
Wednesday
23rd October 2019
11.00am

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



IPSWICH
Thursday
24th October 2019
2.00pm

The Wolsey Room
Holiday Inn
London Road
Ipswich IP2 0UA



PETERBOROUGH
Friday
25th October 2019
12.00 noon

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



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)



Christopher Bailey
(Auctioneer/Auction
Sales Executive)



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

A warm welcome to this our sixth auction catalogue of 2019.

We sold 43 lots in our September auctions raising nearly £7.5 million. Of particular note was an 87% success rate in our Norwich auction. We were pleased to support “Keeping Abreast” a Norwich based charity who had a stand at our Norwich auction and Auction House fund matched the amount raised on the day for this worthwhile cause.

Our October auctions have over 55 lots. The catalogue is packed with opportunities. As always, our properties are offered at sensible guides and we look forward to seeing many of you at our open days.

We are often asked “why do people go to auction?” The answer is simple, it is because they want a sale with transparent positive marketing delivered with skill, speed and efficiency, usually resulting in an exchange of contracts within six weeks of receiving instructions.

We are pleased to have recruited an additional member of staff to meet the demands of our growing business. Jenny Austen has joined us from another local auction company as Business Development Manager and has experience in the sector across the region.

Our next auction is scheduled for 4th December with a closing date for entries in early November. We are already taking instructions for this sale and if you have land or property that needs to be sold, please call the auction experts on (01603) 505100 for free impartial advice.



NEXT SIX AUCTION DATES

4th December 2019 (Norwich) • 5th December 2019 (Ipswich) • 6th December 2019 (Kings Lynn)
12th February 2020 (Norwich) • 13th February 2020 (Ipswich) • 14th February 2020 (Kings Lynn)

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 £900.00 (£750.00 + 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.

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TO RECEIVE OUR CATALOGUES



If you would like to continue to receive catalogues, you need to re-subscribe to our mailing list.

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

PLEASE NOTE: YOU WILL NOT RECEIVE THE NEXT CATALOGUE UNLESS YOU RE-SUBSCRIBE BY:

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

Name:

Email:

Address:

Postcode:

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.



ORDER OF SALE

Wednesday 23rd October 2019 11.00am

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	Plot 1A Leopold Close, Norwich, Norfolk NR4 7PR	£90,000 - £110,000	Plots/Building Land
2	36 St. Faiths Lane, Norwich, Norfolk NR1 1NN	£160,000 - £180,000	Commercial
3	2-4 Hall Road, Norwich, Norfolk NR1 3HQ	£70,000 - £90,000	Commercial
4	5 St. Augustines Street, Norwich, Norfolk NR3 3BY	£50,000 - £70,000	Commercial
5	5 Trilithon Close, Hellesdon, Norwich, Norfolk NR6 5EP	£140,000 - £160,000	Residential
6	51 Three Mile Lane, Norwich, Norfolk NR5 0RP	£200,000 - £225,000	Residential
7	6 St. Vedast Street, Norwich, Norfolk NR1 1BT	£80,000 - £100,000	Commercial Investment
8	133 & 133a Colman Road, Norwich, Norfolk NR4 7HA	£160,000 - £180,000	Mixed Use
9	21 Northgate Street, Great Yarmouth, Norfolk NR30 1BA	£100,000 - £120,000	Mixed Use
10	76 King Street, Great Yarmouth, Norfolk NR30 2PP	£50,000 - £70,000	Residential
10a	69-70 Marine Parade, Great Yarmouth, Norfolk NR30 2DQ	£250,000 - £280,000	Residential Investment
11	22 Pier Walk, Gorleston, Great Yarmouth, NR31 6DA	£120,000 - £140,000	Residential
12	Flat 7, The Poplars, 76/77 Avondale Road, Gorleston, Great Yarmouth, Norfolk NR31 6DJ	£65,000 - £75,000	Residential
13	58 Norwich Road, Lowestoft, Suffolk NR32 2BP	£35,000 - £45,000	Commercial
13a	The Flat, 58 Norwich Road, Lowestoft, Norfolk NR32 2BP	£40,000 - £50,000	Residential
14	Plot adj 298, Yarmouth Road, Lowestoft, Norfolk NR32 4AD	£120,000	Plots/Building Land
15	33 New Market, Beccles, Suffolk NR34 9HE	£210,000	Mixed Use
16	13 Clarendon Drive, Martham, Great Yarmouth, Norfolk NR29 4TD	£120,000 - £140,000	Residential
17	Building land to the rear of 30 Bulmer Lane, Winterton-On-Sea, Great Yarmouth, Norfolk NR29 4AF	£225,000 - £250,000	Plots/Building Land
18	Black Gates, Bridewell Lane, Acle, Norwich, Norfolk NR13 3RA	£70,000 - £90,000	Commercial/Redevelopment
19	The Lavender House, 39 The Street, Brundall, Norwich, NR13 5JY	£210,000	Commercial
20	The Woodrow, Holt Road, Cawston, Norwich, Norfolk NR10 4HP	£225,000 - £250,000	Residential
21	Middle Cottage, 2 The Woodrow, Holt Road, Cawston, Norwich, Norfolk NR10 4HP	£60,000 - £80,000	Residential
22	End Cottage, 1 The Woodrow, Holt Road, Cawston, Norwich, Norfolk NR10 4HP	£100,000 - £120,000	Residential
23	Rosewood, Sheringwood, Beeston Regis, Sheringham, NR26 8TS	£350,000	Residential/Land
24	Flat 2, 24 Hooks Hill Road, Sheringham, Norfolk NR26 8NL	£120,000 - £140,000	Residential
25	30 Orford Road, Swaffham, Norfolk PE37 7JJ	£70,000 - £90,000	Residential
26	63 Nelson Court, Watton, Thetford, Norfolk IP25 6EN	£150,000 - £170,000	Residential
27	The Old Bell, 1 Bell Lane, Saham Toney, Thetford, Norfolk IP25 7HD	£350,000	Commercial Investment
28	32 Hall Moor Road, Hingham, Norwich, Norfolk NR9 4LB	£170,000 - £190,000	Residential Investment
29	Land adj 10 The Row, Weeting, Brandon, Norfolk IP27 0QG	£5,000 - £10,000+VAT	Agricultural/Amenity Land
30	Building Plot to the rear of 80 The Street, Ashwellthorpe, Norwich, NR16 1AA	£130,000 - £150,000	Plots/Building Land
31	Land to the rear of 27 Magdalen Street, Eye, Suffolk IP23 7AJ	£50,000 - £70,000	Building Plot
32	223 Heigham Street, Norwich, Norfolk NR2 4LN	£130,000 - £150,000	Residential
33	8 Armitage Close, Cringleford, Norwich, Norfolk NR4 6XZ	£350,000+	Residential
34	80/80a Connaught Road, Norwich, Norfolk NR2 3BS	£130,000 - £150,000	Mixed Use

*Description on Auction Information page

Thursday 24th October 2019 2.00pm

The Wosley Room, Holiday Inn, London Road, Ipswich IP2 0UA

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
35	The Old Pump House, Thurleston Lane, Akenham, Ipswich, Suffolk IP1 6TG	£275,000 - £325,000	Residential
36	3 Cameron Mews, 20 Mill Street, Mildenhall, Suffolk IP28 7DP	£75,000 - £95,000	Residential
37	271 Spring Road, Ipswich, Suffolk IP4 5ND	£130,000 - £150,000	Residential Investment
38	Cindys Lair, Bury Road, Mildenhall, Bury St. Edmunds, Suffolk IP28 7HT	£260,000 - £280,000	Residential
39	109 Churchmans House, Portman Road, Ipswich, Suffolk IP1 2BN	£140,000	Residential
40	Hard standing and shed, to the rear of Foundry House, Hall Street, Long Melford, Sudbury, Suffolk CO10 9JR	£5,000 - £10,000	Commercial
41	68 Bucklesham Road, Ipswich, Suffolk IP3 8TP	£375,000 - £425,000	Residential
42	10-16 Carr Street, Ipswich, Suffolk IP4 1EJ	£550,000	
43	The White Horse, Hopton Road, Thelmetham, Diss, Suffolk IP22 1JN	£220,000 - £250,000+VAT	Commercial
44	Hundred Lane Barn, Benningham Green, Occold, Eye, Suffolk IP23 7PJ	£225,000 - £275,000	Residential

Friday 25th October 2019 12.00 noon

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
45	15 Delph Street, Whittlesey, Peterborough, Cambridgeshire PE7 1QQ	£125,000	Residential
46	1 Alma Road, Peterborough, Cambridgeshire PE1 3AN	£80,000 - £100,000	Residential Investment
47	3 Alma Road, Peterborough, Cambridgeshire PE1 3AN	£85,000 - £105,000	Residential Investment
48	68 Coronation Avenue, West Winch, Kings Lynn, Norfolk PE33 0NU	£100,000 - £120,000	Residential
49	56 High Causeway, Whittlesey, Peterborough, Cambridgeshire PE7 1AN	£275,000	Residential
50	26 Old School Lane, Milton, Cambridge, Cambridgeshire CB24 6BS	£450,000	Residential
51	28 The Croft, Christchurch, Wisbech, Cambridgeshire PE14 9PU	£80,000 - £100,000	Residential Investment
52	15 Hockham Street, Kings Lynn, Norfolk PE30 5LZ	£80,000	Residential
53	Tonan Cottage, Roman Bank, Holbeach Bank, Holbeach, Spalding, Lincolnshire PE12 8BX	£85,000 - £105,000	Residential
54	100A Park Road, Peterborough, Cambridgeshire PE1 2TJ	£70,000 - £90,000	Residential

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

INTRODUCING ESTATE AGENTS

A selection of our loyal Joint Agents from across all regions



Norwich

01603 505100

norwich@auctionhouse.co.uk

Ipswich

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ipswich@auctionhouse.co.uk

Peterborough

01733 889 833

peterborough@auctionhouse.co.uk

Start of Day 1

Wednesday 23rd October 2019
11.00am

AUCTION
HOUSE

EAST ANGLIA

Lots 1 - 34

(unless previously sold or withdrawn)

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



Lot Introducers



Plot/Building Land

1

Plot 1A Leopold Close, Norwich, Norfolk NR4 7PR

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



Building plot with full planning permission for a detached dwelling

A rare opportunity to acquire a single building plot located within a premier residential area just off Newmarket Road. The site formed part of the gardens for 1 Leopold Close and currently incorporates a single concrete sectional garage with a flat roof. The plot has a width of around 47 ft and a depth of around 62 ft.

The plot is offered with full planning permission for construction of a single one and a half storey dwelling with driveway parking. Internally the design allows for a three bedroom property with two bathrooms..

Planning

Full planning permission was granted for the construction of a one and a half storey dwelling on 18 September 2018 under application number.18/01025/F. Details can be found on the public access planning site of Norwich City Council www.norwich.gov.uk/planning



Tenure: Freehold

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

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

Viewings: 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 £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.

36 St. Faiths Lane, Norwich, Norfolk NR1 1NN

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



City centre offices with potential for residential conversion (stpp)

A Georgian mid terrace previously used as commercial premises now to be sold vacant and with potential for a number of uses including residential (subject to obtaining appropriate planning permission, Norwich City planning department have indicated this to be an appropriate use). The property is located within a short walk of Norwich railway station and is close to Norwich Cathedral and the city centre with its wide range of high street shopping facilities, independent retailers and the market.

The premises are now vacant and in good order ready for a new occupier or developer.

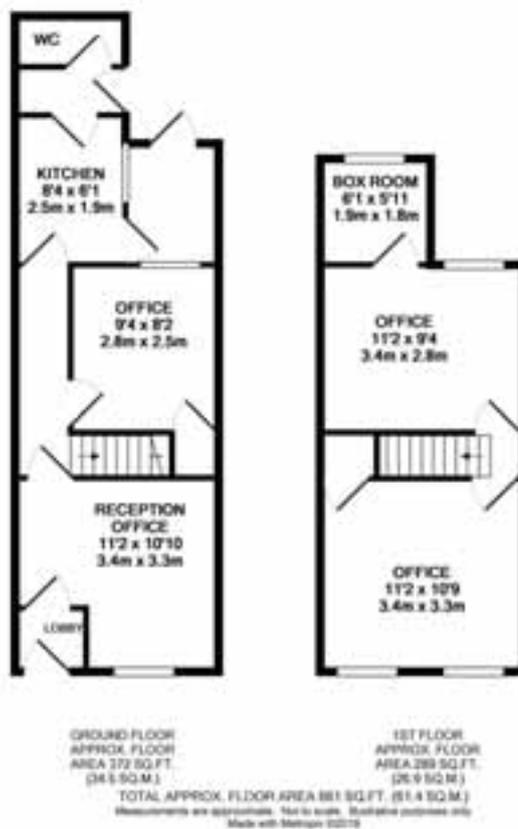
Description:

Ground Floor: Two offices, kitchen, rear lobby, w.c

First Floor: Two offices, box room

Outside: Small rear courtyard

Business Rates: The current business rateable value from April 2017 is £4,600



Tenure: Freehold

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

Solicitors: Hansells, Cambridge House, 26 Tombland, Norwich, NR3 1RE. Tel: 01603 275834. Ref: Chris Burgess.

Viewing: 1st October 10:30 - 11:00. 8th October 10:30 - 11:00. 15th October 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 £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.

2-4 Hall Road, Norwich, Norfolk NR1 3HQ

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



Double fronted two storey lock up shop

Located close to the junction of Queens Road and Hall Road this double fronted lock up shop is soon to be vacated by the current tenants (by 30th November) and will therefore be ideal for a wide range of other uses. The accommodation is over two floors and still retains two staircases and the potential to subdivide once more into two separate units.

The property needs improvement but is ideal for investor or developer.

Description:

Ground Floor: Double shop area with kitchen cloakroom and small storage area

First floor: Landing, three rooms, kitchen, cloakroom.

Tenancy: The current tenant is due to vacate on the 30th November.

Business Rates: According to the valuation office website the property has a gross internal area of 106.4 sq/m and a rateable value of £8,400 with effect from the 1st April 2017.



Partner Agent



Tenure: Freehold

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

Solicitors: Hatch Brenner, 4 Theatre Street, Norwich, NR2 1QY. Ref: Helen Barker.

Viewing: 10th October 16:00 - 16:30. 17th October 16:00 - 16:30.

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 £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.

5 St. Augustines Street, Norwich, Norfolk NR3 3BY

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



Vacant lock up shop in prominent position

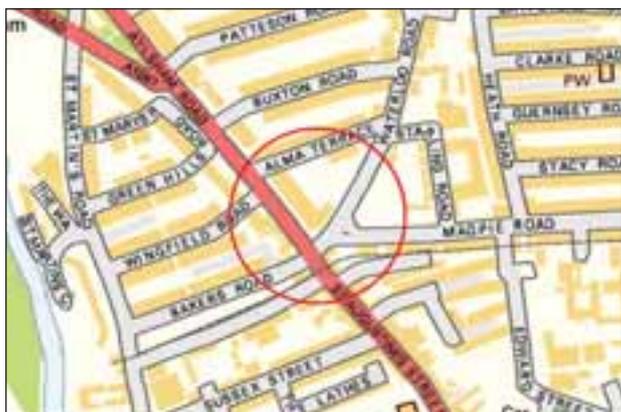
This Grade II listed vacant lock up shop is located on a busy road near to Anglia Square shopping centre and less than a mile from Norwich City centre. The property has a broad frontage onto a paved pedestrian area and is close to public car parks and other well established independent traders.

The property has a large shop area extending to 40.5 sq/m and is now ready for a new lease of life as some updating and redecoration is required.

Description:

Accommodation: Main shop, kitchen/staff area, w.c.

Business Rates: According to the valuation office website, the property has a rateable value of £3,200 with effect from 1st April 2017.



TOTAL APPROX. FLOOR AREA 514 SQ.FT. (47.7 SQ.M)
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2019.

Tenure: Leasehold. 999 years from 24th September 2001. Ground rent £25 pa.

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

Solicitors: Walker Morris, 33 Wellington Street, Leeds, LS1 4DL. Tel: 0113 283 2500. Ref: Georgina Gamble.

Viewing: 8th October 14:15 - 14:45, 15th October 14:15 - 14:45.

Additional Fees

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

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

5 Trilithon Close, Hellesdon, Norwich, Norfolk NR6 5EP

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



Mid terrace house with off road parking

This three bedroom mid terrace house has been lived in by the same family since it was built in the 1970s and is now to be sold with vacant possession.

The property is double glazed and benefits from gas central heating and a modern kitchen and bathroom. Some updating is still required. It is located near the end of a small cul-de-sac close to the outer ring road around three miles west of the city centre.

An ideal purchase for the owner-occupier or investor.

Description:

Ground Floor: Entrance porch, sitting room/dining room, kitchen

First Floor: Landing, three bedrooms, bathroom

Outside: Off road parking to the front, integral garage, small front garden, rear enclosed garden with wooden shed.



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Work with Neptun 12/19



Tenure: Freehold

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

Solicitors: McClure Solicitors, 5th Floor, Pacific House, 70 Wellington Street, Glasgow, G2 6UA. Tel: 0141 227 7853. Ref: Lana Medhurst.

Viewing: 1st October 11:30 - 12:00. 8th October 11:30 - 12:00. 15th October 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 £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.

51 Three Mile Lane, Norwich, Norfolk NR5 0RP

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



Detached three bedroom chalet bungalow with further potential

This already extended and adapted detached property has been in the same family for over fifty years and is ready for a new lease of life with the potential to further extend or to adapt the current property into a desirable family home. The property requires some updating but is double glazed and set in private and sunny gardens. The adaptable accommodation includes three reception rooms, a conservatory and three double bedrooms. Internal inspection is recommended.

Local shops are located close by and there is a full range of schools and community facilities within the area together with regular bus services into Norwich city centre.

Description:

Ground Floor: Hall, lounge, dining room, sitting room, conservatory, kitchen, two bedrooms, shower room.

First Floor: Landing, bedroom, loft.

Outside: Front garden with off road parking and access to carport. Fully enclosed and sheltered rear garden.



Tenure: Freehold

Local Authority: South Norfolk Council. Tel: 01508 533701

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

Viewing: 1st October 12:15 - 12:45. 8th October 12:15 - 12:45. 15th October 12:15 - 12:45.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

Commercial Investment

6 St. Vedast Street, Norwich, Norfolk NR1 1BT

*GUIDE PRICE:

£80,000 - £100,000 (plus fees)

Fast food outlet in city centre position

This two storey building is located in a busy area just off Prince of Wales Road near to Norwich railway station and surrounded by various bars and nightclubs. It is currently let producing £700 pcm (£8,400 pa) on a lease that is holding over. The premises extend to 80.3 sq/m and has a rateable value of £11,250pa

Description:

Basement: Two storage/preparation rooms

Ground Floor: Kitchen, retail area

First Floor: Laundry, two rooms, shower room

Outside: Covered area, two w.c.'s.

Partner Agent



Tenure: Freehold

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

Solicitors: Hatch Brenner, 4 Theatre Street, Norwich, NR2 1QY. Ref: Helen Barker.

Viewings: 9th October 12:15 - 12:45, 16th October 12:15 - 12:45.

Energy Performance Certificate (EPC): Current Rating E

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 £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.

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*Description on Auction Information page



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Mixed Use

133 & 133a Colman Road, Norwich, Norfolk NR4 7HA

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



Mixed use: Let shop producing £8,500 pa and vacant three bedroom duplex flat

This mid terrace property comprises of a ground floor shop with a first floor self-contained three bedroom flat above. The Shop (133 Colman Road) is let at £8,500 pa on an 18 year lease dated 15th April 2019. According to the valuation office website the ground floor shop has an area of 41 sq/m and a rateable value of £7,900 with effect from 1st April 2017. The vacant flat (133a Colman Road) is accessed from the side of the shop and from a metal staircase at the rear.

Description:

133 Colman Road

Shop, storeroom, w.c.

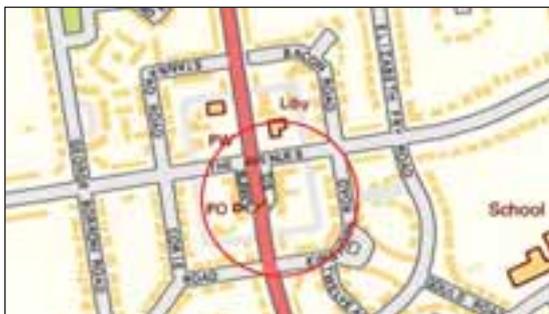
133a Colman Road

Ground Floor: Entrance hall

First Floor: Landing, bedroom, kitchen, sitting room / dining room

Second Floor: Landing, two bedrooms, bathroom

Outside: First floor balcony for the flat.



Tenure: Freehold

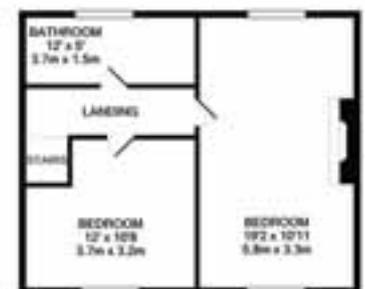
Local Authority: Norwich City Council. Tel: 0344 980 3333

Solicitors: Birketts, Kingfisher House, 1 Gilders Way, Norwich, NR3 1UB. Tel: 01603 756526. Ref: Laura Jones.

Viewing: 8th October 13:15 – 13:45. 15th October 13:15 – 13:45.

Energy Performance Certificate (EPC): Current Rating G

THE FLAT



TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrations prepared only.
Please call 01603 756526

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

Mixed Use

21 Northgate Street, Great Yarmouth, Norfolk NR30 1BA

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



A former bakers shop and bakery with high quality two bedroom duplex apartment

This impressive building has been a family bakery shop for three generations but is now to be sold with vacant possession and in need of a new lease of life. The property has a prominent shop with a rear preparation room and internal access to a high quality and tastefully decorated duplex two bedroom apartment. To the rear is a large single storey bakery with rear yard and useful container storage unit.

This building could have a number of alternative uses (stpp) or would provide an excellent investment income.

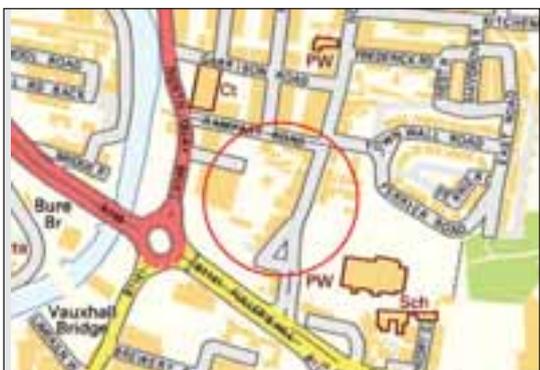
Description:

Ground Floor: Shop, Preparation/storage room, Rear Bakery, offices and storage

First and Second floors: Lounge, kitchen, bathroom, 2 bedrooms

Outside: Enclosed rear garden with container storage unit

Business Rates: The current business rateable value is £4,550



Tenure: Freehold

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

Solicitors: HKB Wiltshires, 21 Hall Quay, Great Yarmouth, NR30 1HN. Tel: 01493 85676.

Ref: Ms Samantha Brannigan.

Viewings : 10th October 14:15 - 14:45. 17th October 14:15 - 14:45.

EPC: Current rating - please refer to Legal pack

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.



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76 King Street, Great Yarmouth, Norfolk NR30 2PP

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



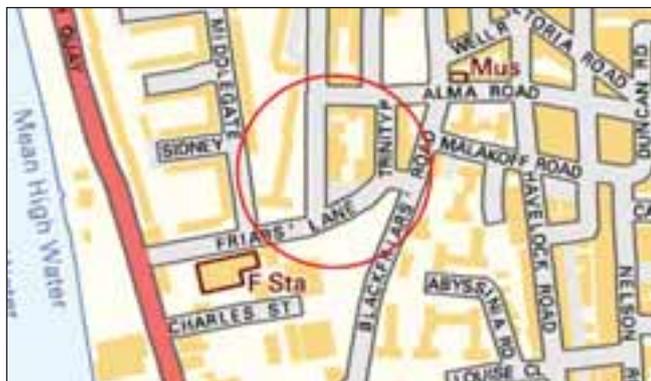
Bay fronted five bedroom hall entrance terrace requiring modernisation

This large hall entrance terrace house is now in need of modernisation and redecoration to realise its obvious potential as a family home or investment. The property has a useful cellar, two reception rooms and two upper floors providing five bedrooms. There is a first floor shower room and private rear garden which is also in need of attention.

The property is well placed for access to the town centre and sea front with a useful range of shops and amenities nearby.

Description:

- Ground Floor:** Hall, lounge, dining room, kitchen, cellar
- First Floor:** Landing, three bedrooms, shower room
- Second Floor:** Landing, two bedrooms
- Outside:** Rear garden.



Tenure: Freehold
Local Authority: Great Yarmouth Borough Council. Tel: 01493 856100
Solicitors: Poole Alcock, Poplar House, 12 Manchester Road, Wimslow, SK9 1BG. Tel: 01625 380060. Ref: Victoria Moetamedi.
Viewing: 3rd October 11:30 - 12:00. 10th October 11:30 - 12:00. 17th October 11:30 - 12:00.
Energy Performance Certificate (EPC): Current Rating - please refer to Legal Pack

Additional Fees
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

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

*GUIDE PRICE: **£250,000 - £280,000** (plus fees)



A block of 27 apartments located on the seafront at Great Yarmouth with a potential gross income of £106,000 pa when fully let

Located almost opposite the Britannia Pier, this house of multiple occupation has been divided into twenty apartments, most with self contained facilities. The majority are currently let and the remaining units are being prepared for re-let.

There is a new fire safety certificate and the property has been upgraded by the current owner.

The current rent paid is £30,000 pa for the remainder of a 125 year lease. Tenants are liable for electricity bills and council tax. Water bills are paid by owner (currently in the region of £1,200pa).

Description:

Accommodation: Shared hallways, ground, first, second and third floor studio and one bedroom units most with self contained facilities. some shared toilets and shower facilities.

Tenancy details: The current tenants include many long standing occupants. Recent lets are signed up on six months assured shorthold tenancies. Current rents range from £75-£100 each.

Lease Details: The property is held on the remainder of a 125 year commercial lease (commenced on 01.04.2005). Current rent £30,000 pa.



Tenure: Leasehold

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

Solicitors: Rogers & Norton, The Old Chapel, 5-7 Willow Lane, Norwich, NR2 1EU. Tel: 01603 675605.

Ref: Yvonne Benner.

Viewing: Please call the Auctioneers - 01603 505100

Energy Performance Certificate (EPC): Current Rating - please refer to Legal Pack

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

22 Pier Walk, Gorleston, Great Yarmouth, NR31 6DA

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

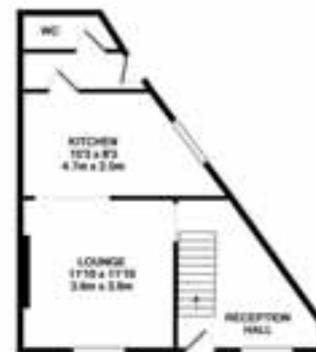


Four bedroom end terrace cottage with off road parking in good decorative order

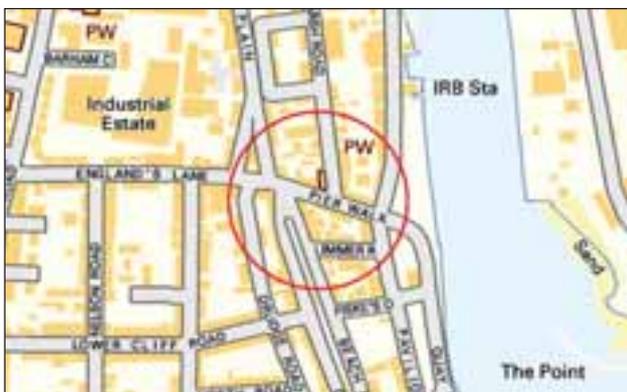
This four bedroom end terrace cottage is to be sold with vacant possession. It has recently been refurbished and has double glazing, gas central heating and also benefits from off road parking. The property is well situated for access to the town centre and beach. The property is considered ideal for investment or owner occupation.

Description:

Ground Floor: Reception hall, lounge, kitchen, rear lobby/utility, wc
 First Floor: Landing, master bedroom with ensuite showerroom, three further bedrooms, family bathroom.
 Outside: Small front garden, side driveway providing covered parking area. Courtyard style rear garden.



TOTAL APPROX. FLOOR AREA 447 SQ FT. (41.21 SQ M)
 Measurements are approximate. Measurements taken from the centre of the walls.
 Made on 16/09/2019



Tenure: Freehold
Local Authority: Great Yarmouth Borough Council. Tel: 01493 856100
Solicitors: HKB Wiltshires, 21 Hall Quay, Great Yarmouth, NR30 1HN. Ref: Ms Sarah Harris.
Viewing: 3rd October 12:30 - 13:00. 10th October 12:30 - 13:00. 17th October 12:30 - 13:00.
Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

Flat 7, The Poplars, 76/77 Avondale Road, Gorleston, Norfolk NR31 6DJ

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



Sea view ground floor one bedroom flat

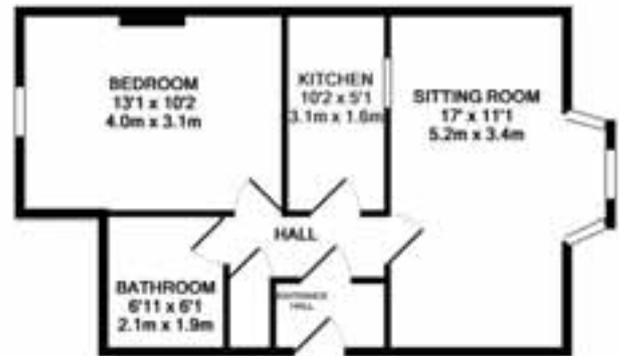
This one bedroom ground floor flat is one of a number of flats within a grand four storey mid terrace property. Previously let at £575 pcm (£6,900 pa) it is now to be sold with vacant possession.

It is located in a highly sought after location literally a stones throw away from a stunning sandy beach below the cliff. The flat is in good decorative order and is double glazed.

This would be an ideal purchase for an owner occupier or investor and viewing is highly recommended to appreciate the fine panoramic sea views.

Accommodation:

Communal entrance hall, entrance hall, sitting room, kitchen, bedroom, bathroom.



TOTAL APPROX. FLOOR AREA 442 SQ.FT. (41.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metron ©2012



Tenure: Leasehold. 125 years from 2019. Ground rent £250 pa. Service charge £650 pa including water and sewage.

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

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

Viewing: 3rd October 13:15 - 13:45. 10th October 13:15 - 13:45. 17th October 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 £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.

58 Norwich Road, Lowestoft, Suffolk NR32 2BP

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



Vacant corner shop ideal for investment or owner occupation

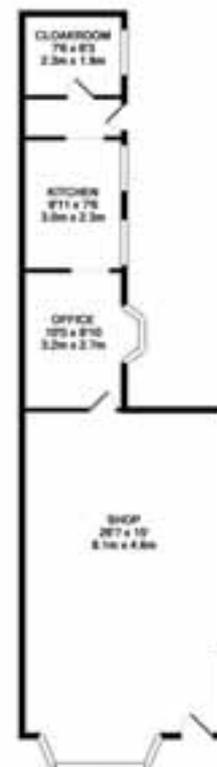
This freehold shop premises has had various uses in the recent past and has also been granted planning permission for a cafe/take away, however this consent has now lapsed. Plans have also been prepared for residential conversion.

The property now requires updating/re-decoration.

Description:

Ground Floor: Shop area, cellar, office, kitchen, rear lobby, cloakroom.

Please Note: The flat above the shop could be available to purchase by separate negotiation. Please contact the Auctioneers for further information.



TOTAL APPROX FLOOR AREA 800 SQ FT (74.6 SQ M)
Measurements are approximate. They are not intended to constitute a contract.
Please see Section 2(2)(c)

Tenure: Freehold

Local Authority: Waveney District Council. Tel: 01502 562111

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

Viewing: 10th October 15:15 - 15:45, 7th October 15:15 - 15:45.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

Flat at 58 Norwich Road, Lowestoft, Norfolk NR32 2BP

*GUIDE PRICE: **£40,000 - £50,000** (plus fees)



Self contained first floor flat currently let producing £400pcm

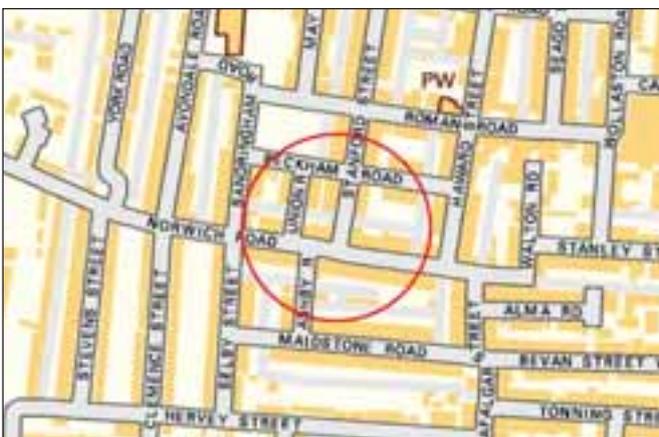
This spacious first floor apartment is offered as an investment producing an income of £400 per calendar month £4,800 per annum. The property has a gas central heating system, is double glazed and is in good decorative order.

The property is close to local shops and community amenities and is within easy access of the sea front and town centre.

Description:

Accommodation: Landing, lounge/bed 2, kitchen/diner, double bedroom, bathroom

Tenancy: The property is let on an assured shorthold basis for £400 pcm which commenced January 2019. The tenant wishes to stay but would also provide vacant possession if required.



Tenure: Leasehold

Local Authority: Waveney District Council. Tel: 01502 562111

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

Viewing: 10th October 15:15 - 15:45, 7th October 15:15 - 15:45.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

Plot adj 298 Yarmouth Road, Lowestoft, Norfolk NR32 4AD

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



Single building plot for detached chalet bungalow

This lot comprises a parcel of land extending to around 0.13 of an acre with full planning permission to erect a superior three/four bedroom detached chalet bungalow with garage. It is located on the outskirts of the town around two miles north of the town centre, close to Corton. The plot is adjacent to no 298 Yarmouth Road and Gunton Lodge on Gunton Avenue. The address will be 300 Yarmouth Road.

Proposed Accommodation

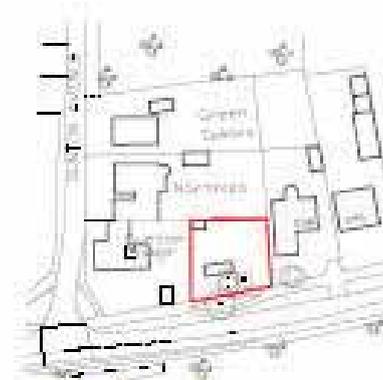
Ground floor: Entrance hall, w.c., bedroom en-suite, bedroom/snug, utility, open plan kitchen/dining room/sitting room

First floor: Landing, two bedrooms, bathroom

Outside: Gardens, off road parking, garage.

Planning: Full planning permission was granted by East Suffolk Council on 21st November 2017 for construction of a chalet bungalow. Application number DC/17/4142/FUL. Further details and plans can be found on the public access website of East Suffolk Council www.eastsuffolk.gov.uk/planning.

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



Site Location Plan

Partner Agent



Tenure: Freehold

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

Solicitors: Mears Hobbs & Durrant, Somerset House, 26 Gordon House, Lowestoft, NR32 1NL. Tel: 01502 583621. Ref: Peter Britten.

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 £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.

33 New Market, Beccles, Suffolk NR34 9HE

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



Vacant town centre shop and upper floors with consent for residential conversion

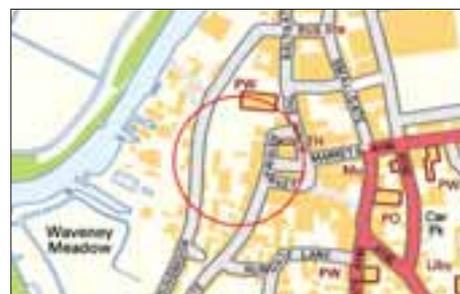
A Grade II listed building located at the heart of the busy market town of Beccles. The building used to trade for many years as a pet food and garden centre but following a fire in 2015 the property has been unoccupied. The property has, however, since been re-roofed and consent has been gained for the conversion of the upper two floors into a three bedroom duplex apartment.

The upper floors have been stripped ready for conversion and plans have been drawn up for accommodation that would include 3 bedrooms (2 en-suite), lounge, kitchen, family bathroom and an external staircase providing self-contained access to the rear of the building.

There is potential to create a highly productive investment property or purchasers might consider refurbishment and future resale of the shop and flat.

Planning:

Full planning permission was granted on 30th June 2017 (reference DC/17/1855/FUL with alterations approved 12th September 2018 (reference DC/18/3218/FUL). Listed Building Consent was granted 1st December 2018 (reference DC/17/4424/LBC). Further details can be found on the public access planning website of Waveney District Council.



Tenure: Freehold

Local Authority: Waveney District Council. Tel: 01502 562111

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

Viewings: Please call Auctioneer on 01603 505100

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

13 Clarendon Drive, Martham, Great Yarmouth, Norfolk NR29 4TD

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



Semi-detached house requiring updating

This modern three bedroom two storey house is sold with vacant possession and is in need of some modernisation and redecoration.

The property has night storage heating and is fully double glazed. It benefits from off road parking and an en-bloc garage (middle one of a row of three) located to the rear.

The property is situated around six miles north east of Acle and is only around three miles from the coast.

Description:

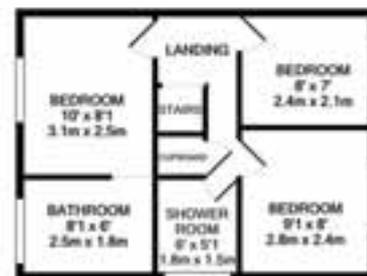
Ground Floor: Sitting room, kitchen

First Floor: Landing, three bedrooms (one en-suite bathroom), shower room with w.c.

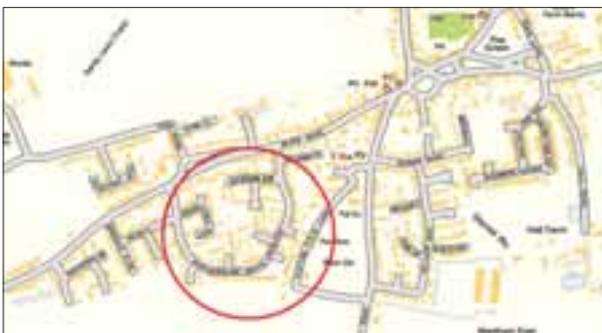
Outside: Front garden, rear enclosed garden, off road parking and en-bloc garage.



GROUND FLOOR
APPROX. FLOOR AREA 340 SQ.FT. (31.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA 380 SQ.FT. (35.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 670 SQ.FT. (62.1 SQ.M.)
Measurements are approximate. Not to scale. Illustration purposes only. Made with Floorplan Studio.



Tenure: Freehold

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

Solicitors: nplaw, County Hall, Martineau Lane, Norwich, NR1 2DH. Tel: 01603 222924. Ref: Steven Bradshaw.

Viewing: 3rd October 10:30 - 11:00. 10th October 10:30 - 11:00. 17th October 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 £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.

Plots/Building Land

Building land to the rear of 30 Bulmer Lane, Winterton-On-Sea, Great Yarmouth NR29 4AF

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



Building site with outline planning for three detached bungalows

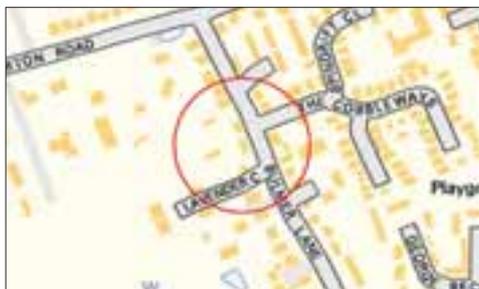
This attractively located building site has consent for the erection of three detached bungalows located to the rear of 30 Bulmer Lane and approached from Lavender Court. The site which extends to 0.42 acre (subject to measured survey) backs onto farmland and is in a tucked away position amongst other quality properties.

Once completed the development will provide three high quality homes in the sought after village of Winterton, which is well served by local shops and amenities.

Description:

The Site: The plot is approached via a short driveway off Lavender Court and this opens into a rectangular plot approximately 100m x 16m.

Planning: Outline planning permission was granted for three detached single storey dwellings on 3rd July 2019 planning reference number 06/19/0175/O. Details can be found on the public access planning site of Great Yarmouth Borough Council at www.great-yarmouth.gov.uk/search-planning-applications.



Tenure: Freehold

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

Solicitors: Hewitsons, Kildare House, 3 Dorset Rise, London, EC4Y8EN. Ref: Ross Johnston.

Viewing: Any reasonable time during daylight hours. All persons viewing should be aware that they enter the site entirely at their own risk. Please would all parties register their interest with the Auctioneers in order that they may be kept up to date with any developments.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

Black Gates, Bridewell Lane, Acle, Norwich, Norfolk NR13 3RA

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



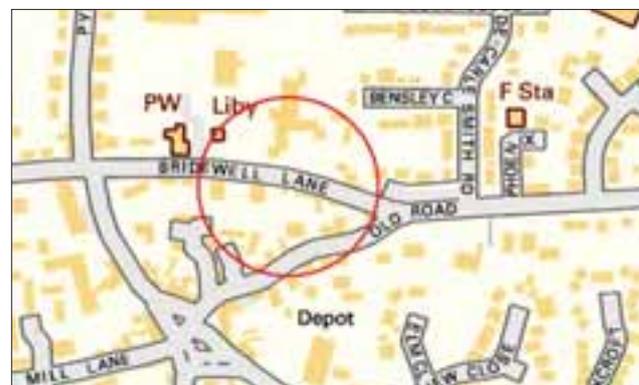
Former car repair garage with planning permission to demolish and erect a detached dwelling

This site comprises of an industrial unit and separate single storey office building. It formerly traded as Abigails car repairs garage and is now to be sold with vacant possession.

The garage now has planning permission to demolish and erect a new three bedroom two storey dwelling.

Planning: Outline planning permission was granted for the demolition of the existing workshop, office and store buildings and erection of a two storey dwelling with parking on 1st April 2019 under application number 20181634. Further details can be found on the public access planning site of Broadland District Council at www.broadland.gov.uk/planning.

Proposed New Dwelling: The new dwelling will extend to around 117 sq meters (1,258 sq ft). The current plot is around 100 ft x 25 ft and will allow for the new dwelling to have a car parking and turning area of around 35 ft x 25 ft and a garden of 25 ft x 25 ft. The property will comprise of three bedrooms, master with en suite and family bathroom on the first floor, 26 ft x 18 ft kitchen / diner, downstairs WC, utility room and 16 ft x 14 ft living room with bi-fold doors leading into the garden area. The property will be perfectly positioned for walking into the village centre with all its amenities and will have easy access to the main A47.



Tenure: Freehold

Local Authority: Broadland District Council. Tel: 01603 4311331

Solicitors: Fosters, William House, 19 Bank Plain, Norwich, NR2 4FS. Tel: 01603 620508. Ref: Rachel Appleton.

Viewing: 11th October 12:30 - 13:00, 18th October 12:30 - 13:00

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

The Lavender House, 39 The Street, Brundall, Norwich, NR13 5JY

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



Renowned former restaurant in an historic grade II listed thatched building

Located in the centre of an expanding and popular Broadland village, this long standing and highly regarded former restaurant provides extensive dining areas, large kitchens, public areas and toilets. There is also first floor living accommodation and parking facilities to front and rear. There are many character features including inglenook fireplaces, exposed beams and a thatched roof which was replaced in May 2017.

Most recently the property has traded as an Indian restaurant which paid an annual rent of £27,500 but is now being sold with vacant possession.

Brundall, which is located approximately six miles east of Norwich, is close to the A47 Norwich to Great Yarmouth Road and benefits from a rail service, regular bus services and a useful range of shops and community facilities.

Description:

Ground Floor: Entrance lobby, reception and private dining room, bar area, main dining room, commercial kitchen, utility area, WC's

First Floor: Landing, three rooms, bathroom.

Outside: Customer parking, garage, shed, patio area. Please note the adjacent shop has the right to park one car on the side driveway during daylight hours.

Please Note:: The adjacent shop has the right to park one car on the side driveway during daylight hours.

Business Rates: Rateable value £18,250



Tenure: Freehold

Local Authority: Broadland District Council. Tel: 01603 4311331

Solicitors: Hewitsons, Kildare House, 3 Dorset Rise, London, EC4Y 5EN. Tel: 020 7400 5034. Ref: Ross Johnstone.

Viewing: 3rd October 09:30 - 10:00. 10th October 09:30 - 10:00. 17th October 09:30 - 10:00.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

The Woodrow, Holt Road, Cawston, Norwich, Norfolk NR10 4HP

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



A six bedroom three storey family house with immense character and appeal

A substantial period property with spacious rooms and generous gardens. The property has numerous exposed beams, inglenook fireplaces and other character features and now requires minor updating to realise its full potential. There are large grounds with a single storey barn, double garage and the house has six bedrooms, two main reception rooms, a fitted kitchen and separate utility room. There is also a large useful cellar, and four bath/shower rooms. Internal inspection is highly recommended.

Cawston has a useful range of shops and amenities with a more comprehensive range of facilities and schools available in the nearby market towns of Reepham, Aylsham and Holt.

Description:

Ground Floor: Hall, lounge, dining room, kitchen, utility room, cellar

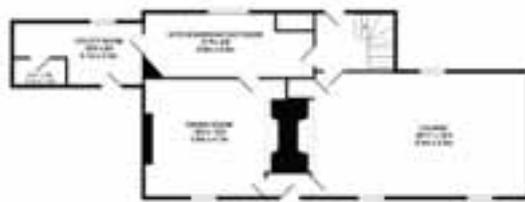
First Floor: Landing, master bedroom, en-suite dressing room, bathroom, two further bedrooms with en-suite shower rooms, shower room

Second Floor: Landing, three bedrooms

Outside: Shared side driveway leading to a detached double garage, single storey brick built barn, shed, raised lawned garden with mature oak trees.

Note: The purchaser will have the option to purchase the middle and end cottages, further details available from the auctioneers.

Partner Agent





Tenure: Freehold

Local Authority: North Norfolk District Council. Tel: 01263 513811

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

Viewing: 9th October 16:00 - 17:00. 16th October 16:00 - 17:00.

Energy Performance Certificate (EPC): Current Rating - please refer to Legal Pack

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

Middle Cottage, 2 The Woodrow, Holt Road, Cawston, Norwich NR10 4HP

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



A partially modernised two bedroom terraced cottage

Some modernisation work has commenced on this two bedroom mid terrace cottage but further improvement is still required. The property is ideal for builders or investors looking for a project and once completed the property will offer an ideal holiday home or first purchase.

The property will have a small rear courtyard garden and allocated parking space.

Cawston is situated in North Norfolk within easy travelling distance of the market towns of Reepham, Holt and Aylsham

Description:

Ground Floor: Lounge, kitchen/diner

First Floor: Landing, 2 bedrooms, bathroom

Outside: Courtyard garden, parking area.



Tenure: Freehold

Local Authority: North Norfolk District Council. Tel: 01263 513811

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

Viewing: 9th October 16:00 - 17:00. 16th October 16:00 - 17:00.

Partner Agent



Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

End Cottage, 1 The Woodrow, Holt Road, Cawston, Norwich, NR10 4HP

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



A modernised two bedroom semi-detached cottage

A delightful modernised end terrace cottage ideal for owner occupation or holiday use. The property has two well proportioned bedrooms, a modern bathroom and kitchen and an impressive sitting room with polished wood floor, exposed beam and cast iron wood burning stove. The property would now benefit from a full central heating system.

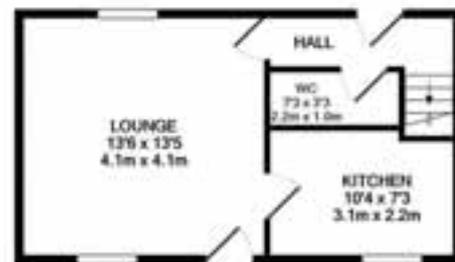
Cawston has a useful range of local shops and community facilities. A more comprehensive range of facilities can be found in the nearby market towns of Holt, Reepham, and Aylsham.

Description:

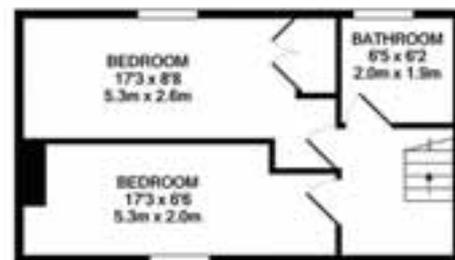
Ground Floor: Hall, cloakroom, lounge, kitchen

First Floor: Landing, two bedrooms, bathroom

Outside: Small front and rear garden, parking space.



GROUND FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(29.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 635 SQ.FT. (58.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only. Made with MyPlan 02215

Partner Agent



Tenure: Freehold

Local Authority: North Norfolk District Council. Tel: 01263 513811

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

Viewing: 9th October 16:00 - 17:00. 16th October 16:00 - 17:00.

Energy Performance Certificate (EPC): Current Rating - please refer to Legal Pack

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

Rosewood, Sheringwood, Beeston Regis, Sheringham, NR26 8TS

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



**Three bedroom detached bungalow set in over an acre.
Planning permission for replacement dwelling.**

A rare opportunity to acquire a property located up a long drive in grounds of 1.15 acres (sts). This is an opportunity to refurbish the existing property or demolish and build a 'Grand Designs' style dwelling. The existing property has oil fired central heating and is partly double glazed.

It is situated in a highly desirable location just off the coast, around a mile from Sheringham.

Sheringwood consists of a small selection of individual private properties mostly on large plots surrounded by woodland and glorious rolling countryside.

Planning:

Outline planning permission was granted for a replacement dwelling on 21st June 2019 under application number PO/19/0711.

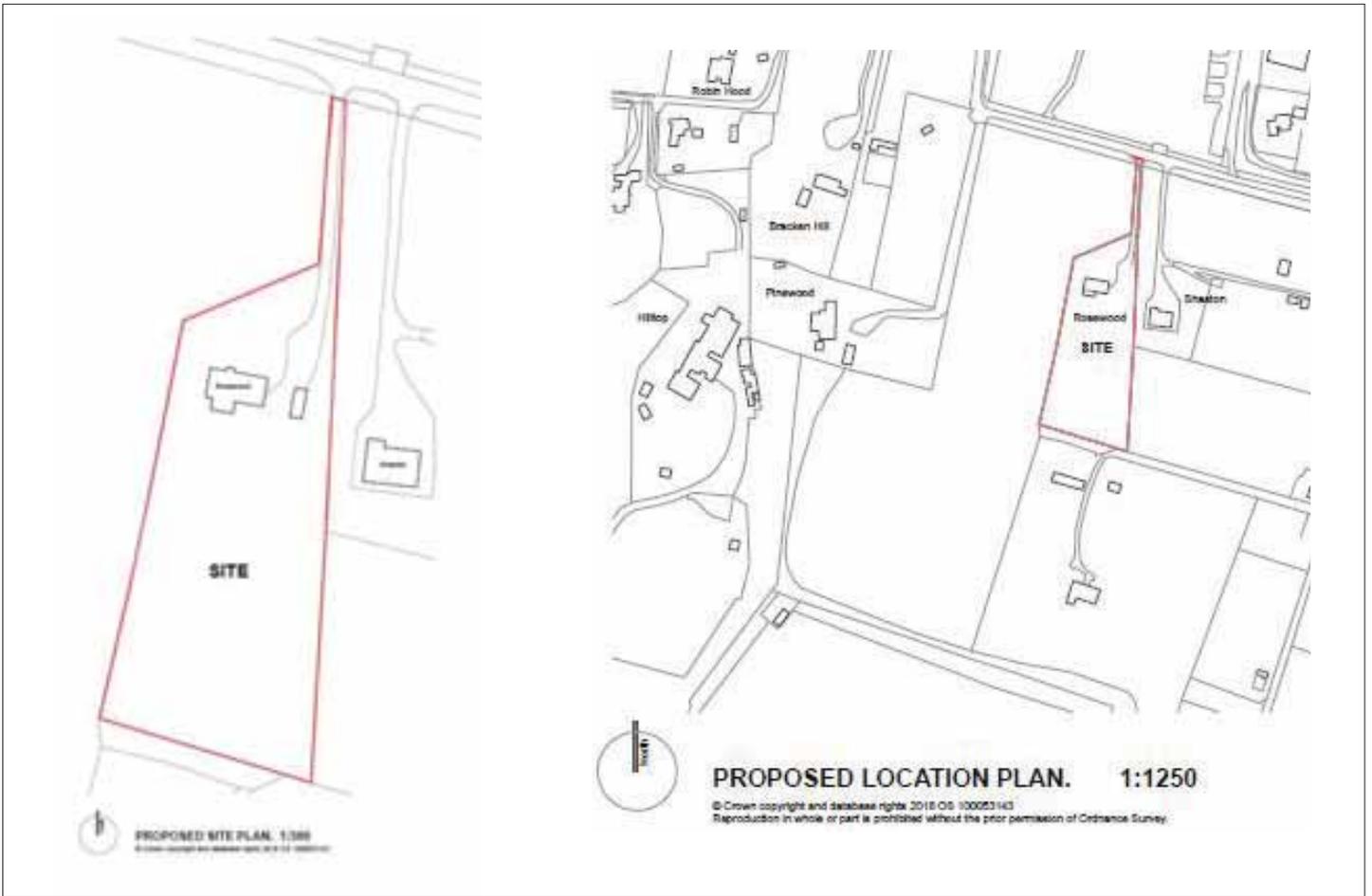
Details can be found on the public access planning site of North Norfolk District Council www.north-norfolk.gov.uk/planning.

Description:

Existing Bungalow: Entrance hall, sitting room, wc, kitchen, three bedrooms, bathroom.

Outside: Extensive grounds including front, side and rear garden, off road parking.





Tenure: Freehold

Local Authority: North Norfolk District Council. Tel: 01263 513811

Solicitors: Hayes and Storr, Burnham House, 57-63 Station Road, Sheringham, NR26 8RG. Tel: 01263 223044. Ref: Jeremy Elliott.

Viewing: 2nd October 09:30 - 10:00. 9th October 09:30 - 10:00. 16th October 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 £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.

Flat 2, 24 Hooks Hill Road, Sheringham, Norfolk NR26 8NL

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



Duplex three bedroom apartment with sea views

Offered with vacant possession on completion this spacious apartment within a prominent Edwardian building has gas central heating and a range of period features. There are two staircases, with the main one to the front of the building leading to the ground floor communal entrance and the rear staircase leads to the lounge/garden room on the ground floor to the side. There is communal parking to the front of the building for unloading and there is ample non permit on street parking available. The accommodation is mainly on the first floor and viewing is highly recommended to appreciate the spacious accommodation offered.

The apartment is located in a prime residential area around half a mile from the town centre and beach.

Description:

Ground floor: Communal entrance hall, side entrance leading to lounge/garden room
 First floor: Sitting room, dining area, three bedrooms, bathroom with separate toilet, kitchen.
 Outside: Communal rear garden, wooden shed.



Tenure: Leasehold. 99 years from 25th December 1981 (61 years remaining). Ground rent: £50 pa. Service charge: £500 pa.

Local Authority: North Norfolk District Council. Tel: 01263 513811

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

Viewing: 2nd October 10:30 - 11:00. 9th October 10:30 - 11:00. 16th October 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 £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.

30 Orford Road, Swaffham, Norfolk PE37 7JJ

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



Three bedroom end terrace house with off road parking
Non standard construction

This three bedroom end terrace house was previously let to a long standing tenant at around £500 pcm (£6,000 pa) and is now to be sold with vacant possession. It benefits from gas central heating and is double glazed throughout. It is believed to be concrete framed and is therefore unlikely to be mortgageable.

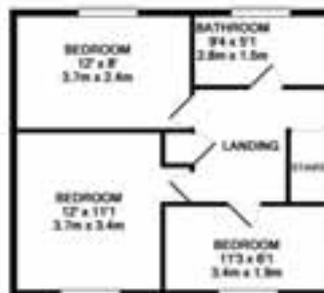
The property has a modern kitchen and bathroom and requires some further improvement. It is located less than a mile north west of the town centre with easy access to the A47. An ideal purchase for the owner occupier or investor.

Description:

Ground floor: Entrance hall, sitting room, utility, kitchen, lean to extension.
 First floor: Landing, three bedrooms, bathroom.
 Outside: Front garden, enclosed rear garden with two wooden sheds, off road parking space to the front.



GROUND FLOOR
 APPROX. FLOOR AREA 467 SQ FT (43.4 SQ M)



FIRST FLOOR
 APPROX. FLOOR AREA 406 SQ FT (37.7 SQ M)
 TOTAL APPROX. FLOOR AREA 873 SQ FT (81.1 SQ M)
 Measurements are approximate. Not to scale. Restricted positions only.
 Note: All dimensions in feet.

Tenure: Freehold

Local Authority: Breckland Council. Tel: 01362 656870

Solicitors: Bonalack and Bishop, 5 Provost Street, Fordingbridge, SP6 1AZ. Tel: (01425) 651732. Ref: Andrew Barker

Viewing: 4th October 10:30 - 11:00. 11th October 10:30 - 11:00. 18th October 10:30 - 11:00.

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

63 Nelson Court, Watton, Thetford, Norfolk IP25 6EN

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



Established detached bungalow requiring updating

This two bedroom detached bungalow has been in the same ownership since being built and is now ready for a program of updating and redecoration. The property has a spacious main reception room, an extended kitchen/diner and pleasant sheltered rear gardens with brick built workshop.

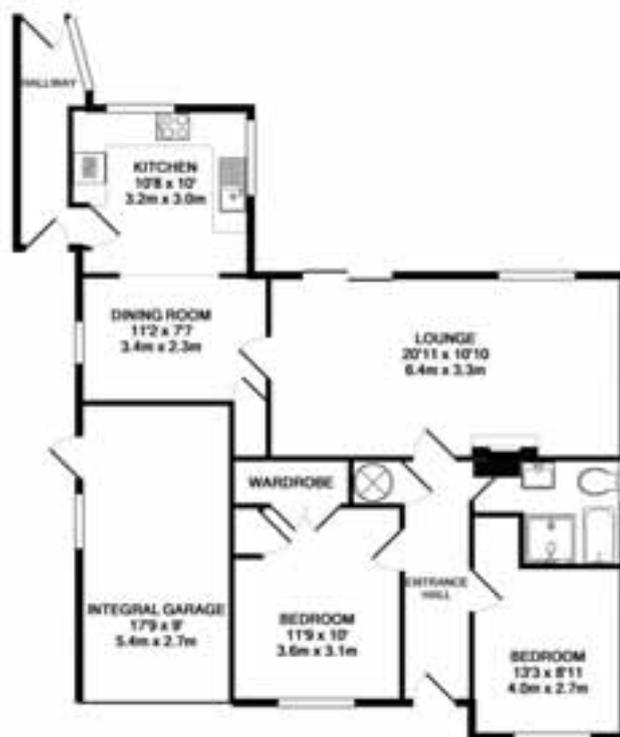
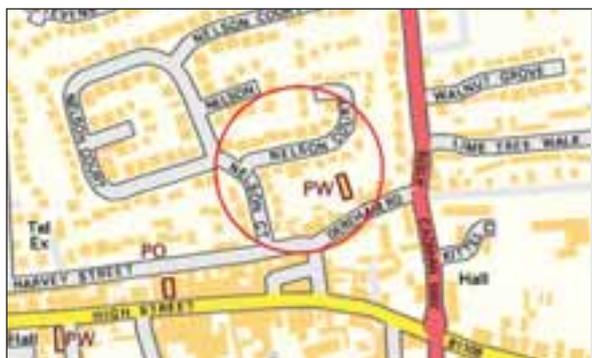
The property currently has electric heating although we understand gas is available in the road.

An ideal property for builder, investor or owner occupier being just a few steps from the town centre with its wide range of shops and amenities.

Description:

Accommodation: Hall, lounge, kitchen/diner, 2 bedrooms, bathroom

Outside: Front garden with off road parking area, integral garage. Fully enclosed rear garden with workshop/shed.



TOTAL APPROX. FLOOR AREA 962 SQ. FT. (89.2 SQ. M.)
Measurements are approximate. Not to scale. Excludes porches only.
Made with Metrepro 10/11/12

Tenure: Freehold

Local Authority: Breckland Council. Tel: 01362 656870

Solicitors: Spire Solicitors, 40 High Street, Watton, Thetford, IP25 6AE. Tel: 01953 882864. Ref: Natalie Briggs.

Viewing: 4th October 09:30 - 10:00. 11th October 09:30 - 10:00. 18th October 09:30 - 10:00.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

The Old Bell, 1 Bell Lane, Saham Toney, Thetford, Norfolk IP25 7HD

*GUIDE PRICE: £350,000 (plus fees)



High yielding investment opportunity
Village pub close to expanding market town let producing £36,000 pa

This character property dates from the 1600's. It is not listed nor within a conservation area. It has a wealth of period features including inglenook fire place and exposed beams.

The ratable value is £25,000. The premises are held under a fully repairing and insuring lease granted on 16 May 2007 for a term of 21 years by a private landlord. The Lessee is completely free of tie. The current rent is £36,000 pa and the premises licence number is BREK000661.

Saham Toney is a Breckland village located around two miles north east of the market town of Watton.

Description:

Ground Floor: Front porch, bar, restaurant for 34 people, male and female toilets, kitchen, cellar, store room.

Private Accommodation: Stairs from behind bar to landing with cupboard, bathroom, lounge with opening to kitchenette, two bedrooms.

Outside: Two shingle car parks for around 20 cars. Trade garden laid to lawn with picnic tables and wooded area. Paved patio with picnic benches.



Tenure: Freehold

Local Authority: Breckland Council. Tel: 01362 656870

Solicitors: Double and Megson, 11 Market Place, Market Deeping, PE6 8EA. Tel: (01778) 341494. Ref: Mrs Shanta Shah.

Viewing: Please call the Auctioneers, 01603 505100.

Energy Performance Certificate (EPC): Current Rating F.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

32 Hall Moor Road, Hingham, Norwich, Norfolk NR9 4LB

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



Semi detached house in good decorative order.
Let at £770 pcm (£9,240 pa)

This three bedroom semi detached house, subject to an agricultural occupancy condition, is let at £770 pcm (£9,240 pa). The current assured shorthold tenancy will end in February 2020. The property, which is double glazed and benefits from oil fired central heating, is in good decorative order and has a modern kitchen and bathroom. It is located on the edge of the village in a semi rural location with farmland views.

An ideal purchase for the owner-occupier or investor

Hingham is an attractive market town situated in the heart of Norfolk around 4 miles north of Attleborough, 5 miles west of Wymondham and 11.5 miles west of Norwich.

Description:

Ground floor: Entrance hall, kitchen, sitting room, dining room.

First floor: Landing, three bedrooms, bathroom.

Outside: Front, side and rear garden, garage, off road parking.



Tenure: Freehold

Local Authority: South Norfolk Council. Tel: 01508 533701

Solicitors: Spire, 50 Connaught Road, Attleborough, Norwich, NR17 2BP. Tel: 01953 458925. Ref: Isobel Rhodes.

Viewing: Please call the Auctioneers - 01603 505100

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

Amenity Land

Land adj 10 The Row, Weeting, Brandon, Norfolk IP27 0QG

*GUIDE PRICE:

£5,000 - £10,000 + VAT (plus fees)

Area of amenity land with potential

This parcel of amenity land is currently used for informal parking but may have other uses subject to planning permission. The land has an approximate frontage onto The Row of 59ft and a maximum depth of approximately 58ft. It adjoins a row of attractive thatched cottages and looks towards the village bowling green.

Weeting has a range of village amenities and is situated just north of Brandon and 7 miles from Thetford.

The Site: The land extends to 2,372 sq/ft according to the land registry plan and is currently open to access from The Row.

Note: Please would all interested 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 Council. Tel: 01362 656870

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

Ref: Tracy Guest.

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

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 £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.

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Building Plot to the rear of 80 The Street, Ashwellthorpe, NR16 1AA

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



Single building plot for detached dwelling

This lot comprises a parcel of land with full planning permission to erect a superior four bedroom detached dwelling with garage. Planning permission was originally granted for two dwellings. The front dwelling, plot A has already been built and we are offering plot B to the rear of no 80 known as Cherry Tree House. Ashwellthorpe is a village located around four miles south east of Wymondham and ten miles south west of Norwich.

Proposed Accommodation:

Ground floor: Entrance hall, lounge, kitchen / dining room, utility, w.c.
 First floor: Landing, four bedrooms (two en-suite), bathroom.

Planning: Full planning permission was granted by South Norfolk District Council on 14th September 2017 for two new detached dwellings. Application number 2017/1240. Further details and plans can be found on the public access website of South Norfolk District Council www.south-norfolk.gov.uk/planning.

Services: The plot is fully serviced with connection to electricity, sewerage, water and BT.

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



Tenure: Freehold

Local Authority: South Norfolk Council. Tel: 01508 533701

Solicitors: Rogers & Norton, Connaught Lodge, 10 Connaught Road, Attleborough, NR17 2BN. Ref: Kerry Dilks.

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 £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.

Land to the rear of 27 Magdalen Street, Eye, Suffolk IP23 7AJ

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



Building plot with full planning permission for a detached dwelling

A rare opportunity to acquire a single building plot located only a few hundred metres west of the town centre. The plot is offered with full planning permission for construction of a single dwelling with gardens and driveway parking.

Internally the design allows for:

Ground floor: Kitchen, utility, open plan kitchen/dining and sitting room, wc.
 First floor: Landing, two bedrooms, bathroom.

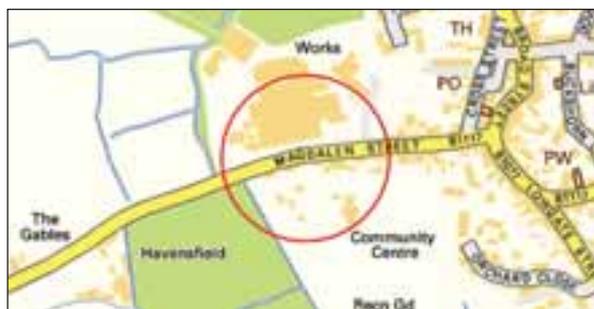
Planning

Full planning permission was granted for the erection of one dwelling on 24 September 2019 under application number.DC/19/03728. Details can be found on the public access planning site of Mid Suffolk District Council www.midsuffolk.gov.uk/planning.



Note:

Please would all interested 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

Solicitors: Fraser Dawbarns, 7 Bartholemews Walk, Ely, CB7 4EA. Tel: 01353 383483. Ref: Eleanora Ni-Charthaig.

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 £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.

223 Heigham Street, Norwich, Norfolk NR2 4LN

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



Recently modernised three bedroom terrace house ideal for investment or first purchase

This three bedroom terrace has recently been fully upgraded and redecorated to include a brand new kitchen and bathroom. The property has been fully double glazed, has gas central heating and has been rewired. The property is, therefore, ideal for first time purchasers or investors.

There is a well proportioned rear garden and the property is sold with all newly fitted carpets and floor coverings.

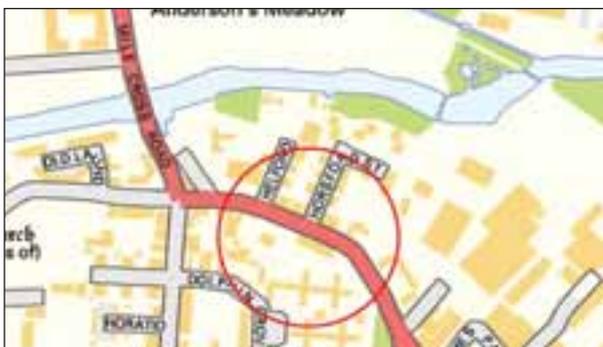
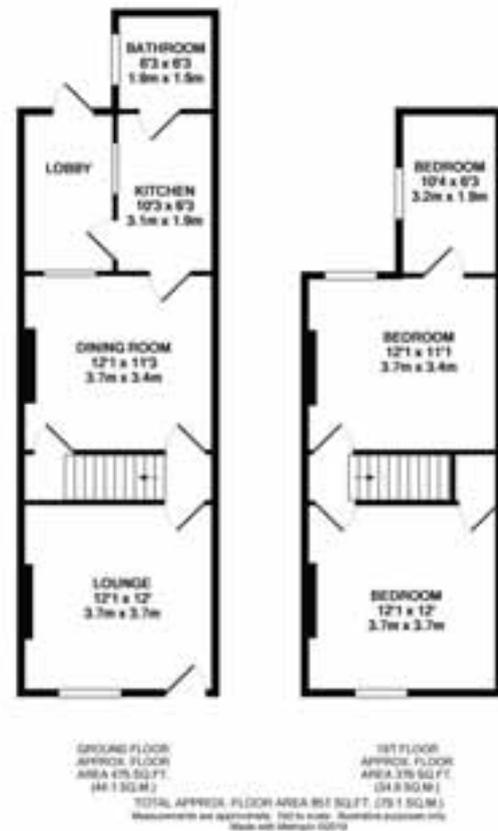
The property is within walking distance of the town centre and close to local shops and other useful amenities.

Description:

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

First Floor: Landing, three bedrooms.

Outside: Well proportioned rear garden ready for cultivation.



Tenure: Freehold

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

Solicitors: Poole Alcock, Poplar House, 12 Manchester Road, Wimslow, SK9 1BG. Tel: 01625 380060. Ref: Victoria Moetamedi.

Viewing: 9th October 09:30 - 10:00. 16th October 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 £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.



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8 Armitage Close, Cringleford, Norwich, Norfolk NR4 6XZ

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



Four bedroom detached bungalow in highly sought after position - updating required

A spacious detached single storey dwelling in a highly sought after position now vacant and in need of updating and redecoration. The property offers a high degree of privacy and seclusion being approached along a private driveway and within sheltered gardens.

The property does have gas central heating but would benefit from a sympathetic program of improvement to realise its obvious potential.

Cringleford is a highly popular area to the south west of Norwich with an excellent range of community facilities, shops and public transport provision.

Description:

Accommodation: Hall, lounge, dining room, kitchen, four bedrooms, bathroom, cloakroom

Outside: Private and established gardens to front and rear with long driveway providing access to a parking area and brick built double garage.



TOTAL OFFICE FLOOR AREA 108.80 SQM (1176.80 SQ FT)
Measurements are approximate. See the legal pack for further details only.
Made with PlotPlan 10/17



Tenure: Freehold
Local Authority: South Norfolk Council. Tel: 01508 533701
Solicitors: Fosters, William House, 19 Bank Plain, Norwich, NR2 4FS. Tel: 01603 620508. Ref: Yvonne Causton.
Viewing: 1st October 09:30 - 10:00. 8th October 09:30 - 10:00. 15th October 09:30 - 10:00.
Energy Performance Certificate (EPC): Current Rating E

Additional Fees
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

80/80a Connaught Road, Norwich, Norfolk NR2 3BS

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



Vacant lock up shop and tenanted first floor flat producing £560 pcm

A corner terrace house with vacant lock up shop and a spacious self contained first floor apartment which is let on an assured shorthold basis. The tenancy is holding over with a rent of £560 pcm (£6,720pa).

The property is in a highly favoured neighbourhood and offers excellent investment possibilities or is ideal for conversion into other uses, subject to planning.

Connaught Road is located between Earlham Road and Dereham Road, convenient for access to the city centre, University and the Norfolk and Norwich Hospital.

Description:

- Ground Floor:** Various retail areas, offices and storage, w.c.
- First floor:** Hall, lounge, kitchen, bathroom, bedroom, box room.
- Outside:** Forecourt area, covered courtyard.



Partner Agent



Tenure: Freehold
Local Authority: Norwich City Council. Tel: 0344 980 3333
Solicitors: Hatch Brenner, 4 Theatre Street, Norwich, NR2 1QY. Ref: Helen Barker.
Viewing: 8th October 17:00 - 17:30. 15th October 17:00 - 17:30.
Energy Performance Certificate (EPC): Current Rating E

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 £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.

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The Old Pump House, Thurleston Lane, Akenham, Ipswich, Suffolk IP1 6TG

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



An impressive former pump house with planning permission to convert into three dwellings

Tucked away in a semi-rural location some four miles from the centre of Ipswich is this early 1900s built former pump house.

Planning Permission under Application No. IP/19/00480/FUL was granted in July 2019 by Ipswich Borough Council for conversion into three 3 storey residential units comprising 2 x 3 bedroom properties of 1076 sq ft and 1 x 4 bedroom unit of 1668 sq ft, full plans and drawings are available within the online Legal Pack.

Standing in an overall plot of around 0.46 acres, each property will benefit from en-suite facilities, a private garden, a garage, further parking spaces, and of particular note to developers, there are no S106, CIL or VAT payments to be made.

It is also considered there may be longer term scope for additional development on the land to the front of the existing building (subject to Planning Permission etc.) prospective purchasers are advised to make their own enquiries in this respect.

This is certainly a unique development opportunity with good profit potential and warrants close attention.





Tenure: Freehold

Local Authority: Ipswich Borough Council. Tel: 01473 432000

Solicitors: Notary Express, 12 Upper King Street, Norwich, NR3 1HA. Tel: 01603 298800. Ref: Mr M Batchelor.

Viewing: 3rd October 13:00 - 13:45. 9th October 12:00 - 12:45. 15th October 10:00 - 10:45.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.



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3 Cameron Mews, 20 Mill Street, Mildenhall, Suffolk IP28 7DP

*GUIDE PRICE: **£75,000 - £95,000** (plus fees)



A charming single storey cottage in a town centre location

Tucked away off the main road is this delightful single storey cottage within easy walking distance of a broad range of town centre shops, recreational facilities and many local places of historical interest.

The property benefits from a modern kitchen with built-in appliances, gas central heating, double glazing and parking space to the rear.

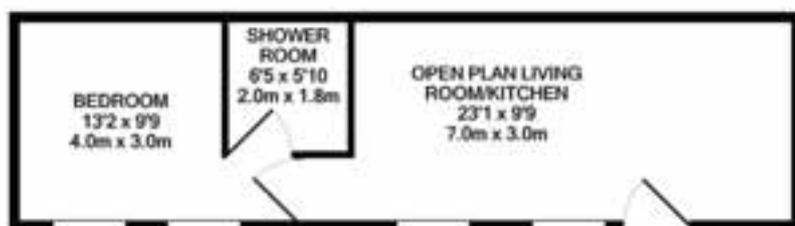
Suited to young or retired occupants and priced to appeal to investors we anticipate broad interest.

Lease Details

Length - 125 years from 2003
 Ground rent - £60 per annum
 Service charge - £60 per calendar month



Partner Agent



TOTAL APPROX. FLOOR AREA 354 SQ. FT. (32.8 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metrolia 02018

Tenure: Leasehold. 110 years remaining
Local Authority: West Suffolk Council 01284 763233
Viewing: 9th October 10:30 - 11:00. 12th October 11:00 - 11:30. 17th October 14:30 - 15:00.
Solicitors: Bendalls - Ashton House, Mill Street, Mildenhall IP28 7DW. Tel: 01638 712243 Ref: Andrew Geddes
Energy Performance Certificate (EPC): Current Rating E

Additional Fees
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

271 Spring Road, Ipswich, Suffolk IP4 5ND

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

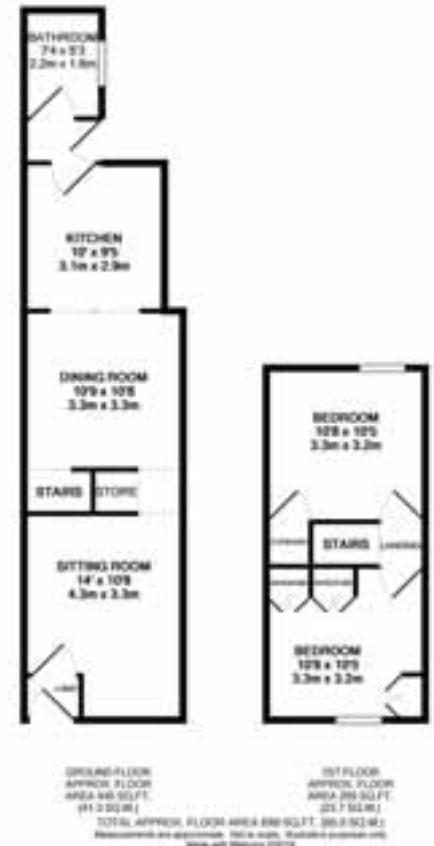


A ready made investment in a sought after east Ipswich location

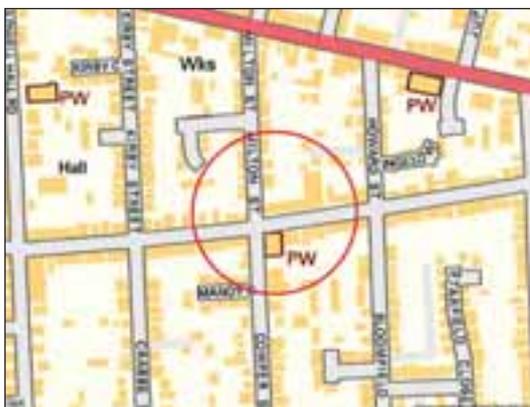
Conveniently located for easy access to Ipswich Hospital and BT Martlesham is this Victorian terraced house which can be found in good order throughout and has recently benefitted from new laminate vinyl flooring to the ground floor.

The property offers two bedroom accommodation including a fitted kitchen, gas central heating, double glazing and is currently let on a six month AST at a rent of £725 per calendar month and to an established tenant of the current managing agent.

In our opinion this is a solid investment opportunity which would grace any rental portfolio.



Partner Agent :



Tenure: Freehold
Local Authority: Ipswich Borough Council. Tel: 01473 432000
Solicitors: Hayward Moon, Connexions, 159 Princes Street, Ipswich, IP1 1QJ. Tel: 01473 234730. Ref: Mark Lomas.
Energy Performance Certificate (EPC): Current Rating D

Additional Fees
Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

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109 Churchmans House, Portman Road, Ipswich, Suffolk IP1 2BN

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



A highly individual duplex apartment with allocated parking space

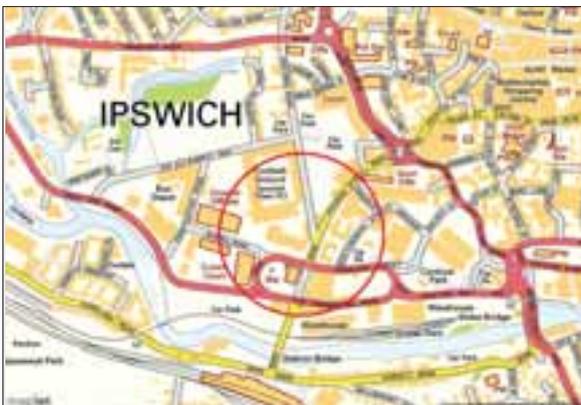
Situated just a few minutes walk from the town centre and railway station is this ground/first floor duplex apartment with private front door access.

The accommodation on offer features a cloakroom, a large open plan living space with a fitted kitchen area, three bedrooms (one en-suite) and a Jack and Jill bathroom.

To the rear of the building is an allocated parking space and we consider this property will have broad appeal to both the end user and investor.

LEASE DETAILS:

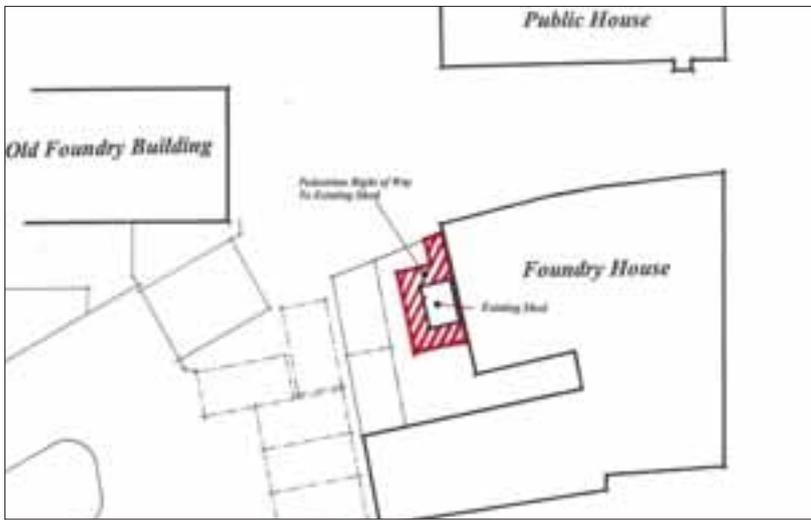
Lease – 125 years from January 2000
 Ground Rent – £400 per annum
 Service Charge – App. £3,100 per annum



Tenure: Leasehold
Local Authority: Ipswich Borough Council. Tel: 01473 432000
Solicitors: Shoosmiths LLP, The Lakes, Northampton, NN4 7SH. Tel: 03700 86 3076. Ref: Shakira Profit.
Viewing: 8th October 14:00 – 14:30. 11th October 16:00 – 16:30. 16th October 15:00 – 15:30.
Energy Performance Certificate (EPC): Current Rating C

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 £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.

40



Tenure: Freehold

Local Authority: West Suffolk Council

Solicitors: Birketts LLP, Brierly Place, New London Road, Chelmsford, CM2 0AP. Tel: 01245 211335.

Ref: Beth Greig.

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

Parking

Hard standing and shed to the rear of Foundry House, Hall Street, Long Melford, Sudbury CO10 9JR

*GUIDE PRICE:

£5,000 - £10,000 (plus fees)

An area of hard standing space and shed in the heart of the village.

To the rear of Foundry House in the heart of the village is this area of hard standing space together with a timber shed providing useful storage.

Being so central, parking is at a premium and this will no doubt be of considerable appeal to the owners of both commercial and residential property within the vicinity.

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

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

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*Description on Auction Information page

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*Other fees and charges apply and are variable based on the loan amount. 0.49% pm is applicable for the duration of the loan. 12 months as standard. No exit fee applies. Standard construction only.

**On loans up to £500,000 for residential properties only.

68 Bucklesham Road, Ipswich, Suffolk IP3 8TP

*GUIDE PRICE: **£375,000 - £425,000** (plus fees)



An imposing 1930s built detached house in an outstanding east Ipswich location

Ask anyone with local knowledge which is the most desirable part of east Ipswich in which to live and many will say Bucklesham Road.

Situated close to Ipswich Golf Club and with easy access to the hospital, BT Martlesham and the A14 trunk road, here we have a classic 1930s built detached house which has been in the same family for decades, stands in a plot of approximately 0.22 acres with the rear garden extending to around 140' depth x 40' width and plenty of parking space to the front.

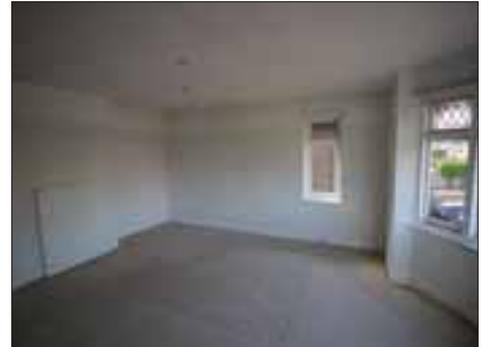
The particularly well proportioned existing accommodation extends to around 1,500 sq ft (including the garage) would now benefit from updating and there is also tremendous scope for extension as many of the neighbouring properties have been subject to.

A truly unique opportunity for the discerning purchaser and we strongly advise attending one of the scheduled Open Viewings.



Partner Agent :-





Tenure: Freehold

Local Authority: Ipswich Borough Council. Tel: 01473 432000

Solicitors: Jackamans, Oak House, 7 Northgate Street, Ipswich, IP1 3BX. Tel: 01473 255591. Ref: Michael Smith.

Viewing: 8th October 15:00 – 15:45. 11th October 14:45 – 15:30. 17th October 12:00 – 12:45.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

10-16 Carr Street, Ipswich, Suffolk IP4 1EJ

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



Substantial town centre freehold retail investment property.

An opportunity to acquire these two substantial town centre shops currently occupied by established tenants.

The premises, which are Grade II listed, extend to a combined area of 740 sq/m (7,972 sq/ft) over basement, ground and first floor retail and storage areas.

The current rental income is £40,000 plus VAT for 14-16 Carr Street (Millets) and £35,000 plus VAT for 10-12 Carr Street (Smart Phone). Although there has been an arrangement with the tenant of No 10-12 to pay £2,500 inc VAT per calendar month.

Carr Street is located in the centre of the county town of Ipswich in a pedestrianised area amongst other major retailers including Santander, Poundland, Costa, Subway and Sports Direct.

Accommodation: The floor space is split over three levels. Millets currently occupy the Ground and First Floors 415 sq/m and the Smart Phone shop the Ground Floor and Basement 325 sq/m

VAT: Please note VAT is applicable to this Lot



Tenancy Schedule

Floor	Use	Floor Area	Tenant	Term	Rent p.a. + VAT	Break Clause
Ground and 1 st Floor 14 - 16 Carr Street	Retail and storage	415.41 sq/m (4,471.44 sq/ft)	Blacks Outdoor Retail Ltd (t/a Millets)	5 years from 11/12/12	£40,000	10/12/21
Ground Floor and Basement 10 - 12 Carr Street	Retail and storage	325.3 sq/m (3,501.5 sq/ft)	M A Vanora (t/a Smart Phone)	10 years from 1/3/11	£35,000*	None Remaining
Total		740.71 sq/m (7,972.94 sq ft)			£75,000*	

Tenure: Freehold

Local Authority: Ipswich Borough Council. Tel: 01473 432000

Solicitors: BBS Law, First Floor, The Edge, Clowes Street, Manchester, M3 5NA. Tel: 0161 832 2500.

Ref: Daniel Berger.

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

Viewing: Please call the Auctioneer – 01473 558 888.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

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**AUCTION
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The White Horse, Hopton Road, Thelnetham, Diss, Suffolk IP22 1JN

*GUIDE PRICE: **£220,000 - £250,000 + VAT** (plus fees)



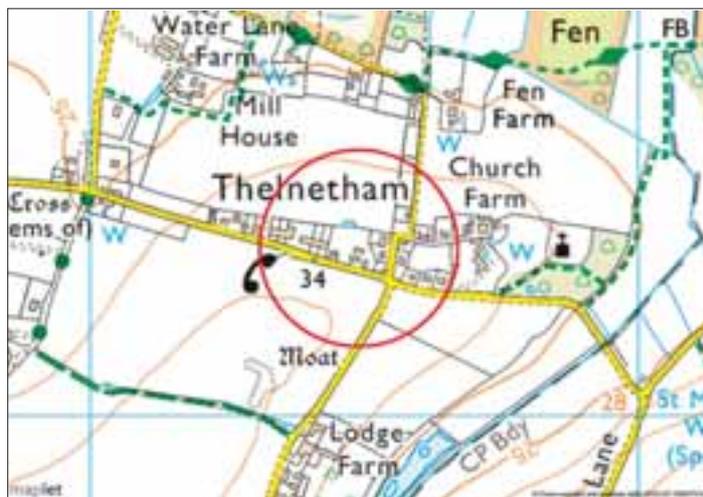
A charming freehold Public House in a delightful village location

The White Horse is a period public house with a wealth of character, free of any ties and offered for sale with vacant possession.

The property is located in the picturesque village of Thelnetham some six miles from the market town of Diss with easy access of the A1066 & A1043 and stands in a plot extending to approximately 0.35 acres with a large car park, outbuilding, gardens and lovely views to the front across open countryside.

On the ground floor are three recently refurbished trading areas including a fully fitted bar together with a kitchen, prep room, cellar, male and female WCs whilst on the first floor is 3 bedroom accommodation with a large living room, study area, kitchen, bathroom and shower room.

The property is neither Listed or in a conservation area and provides a fabulous opportunity to establish a quality pub/restaurant along with the potential for further development (subject to Planning Permission).



Partner Agent

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01379 783468



Tenure: Freehold

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

Solicitors: Gudgeons Prentice Solicitors, Buttermarket, Stowmarket, IP14 1ED. Tel: 01449 613101. Ref: Mr Robert Jackson.

Viewing: 3rd October 10:00 - 11:00. 8th October 12:30 - 13:30. 11th October 14:30 - 15:30.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

Hundred Lane Barn, Benningham Green, Occold, Eye, Suffolk IP23 7PJ

*GUIDE PRICE: **£225,000 - £275,000** (plus fees)



A stunning detached barn conversion in a peaceful rural setting

Approached along a narrow lane in the north Suffolk countryside is this most attractive timber framed barn conversion in a plot of approximately 0.75 acres.

Believed to have been converted in 2007, the property extends to some 2,700 sq ft with predominantly ground floor accommodation comprising a spacious entrance hall, four reception rooms, kitchen/breakfast room, utility room, shower room, cloakroom and on the first floor, three bedrooms and a bathroom.

The property, which offers oil central heating and a private sewerage system, is set within grounds extending to app. 0.75 acres which features ponds to the front and rear together with an attached double garage.

Priced particularly competitively to ensure a sale, we strongly advise attending one of the scheduled Open Viewings.

Directions: From the centre of Eye, head south east along Lowgate Street/B1077 and follow for 1.4 miles. Turn left into Church Street and then bear left into Bullshall Road, follow for 0.7 miles and then turn left into Benningham Green where signposted Private Road, access to residences only. Follow the single track lane/bridal way for 0.69 miles and the property can be found on the left hand side. PLEASE DO NOT PARK IN THE DRIVEWAY which is a shared right of way.





Tenure: Freehold

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

Solicitors: TLT LLP, One Redcliff Street, Bristol, BS1 6TP. Tel: 0333 0060815. Ref: Robert Counsell.

Viewing: 4th October 15:00 – 16:00. 8th October 10:00 – 11:00. 16th October 12:00 – 13:00.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

Start of day 3

Friday 25th October 2019

12.00 noon

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15 Delph Street, Whittlesey, Peterborough, Cambridgeshire PE7 1QQ

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



A three bedroom detached house in need of some updating and improvement

A three bedroom detached house set in the centre of the popular town of Whittlesey which lies east of the city of Peterborough. The town offers shops and schools with a rail ink in the town and a main line at Peterborough linking into London Kings Cross.

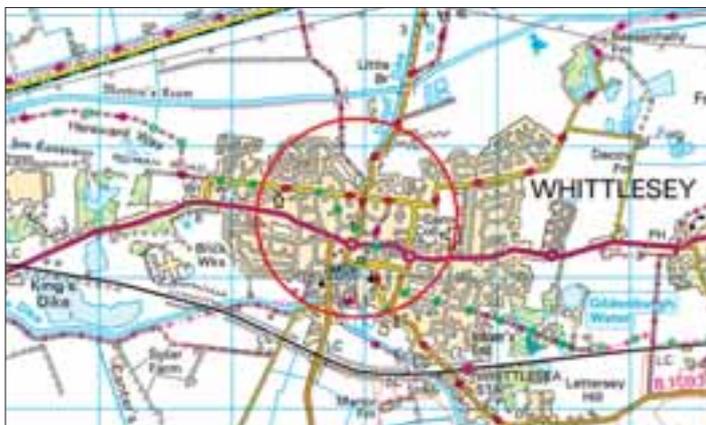
The property has three reception rooms, sun room, kitchen with three bedrooms and a bathroom on the first floor. Outside provides off street parking and a courtyard rear garden with a cloakroom/w.c.

Description:

Ground Floor: Hall, lounge, sitting room, dining room, kitchen, sun room

First Floor: Three bedrooms, bathroom

Outside: Parking to side and a courtyard garden.



Tenure: Freehold

Local Authority: Fenland District Council. Tel: 01354 654321

Solicitors: Terrells Solicitors, 61 Lincoln Road, Peterborough, PE1 2SE. Tel: 01733 896789. Ref: Mr R Terrell.

Viewing: 3rd October 11:30 - 12:00. 10th October 11:30 - 12:00. 17th October 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 £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.

1 Alma Road, Peterborough, Cambridgeshire PE1 3AN

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



A semi detached two bedroom house with a tenant on an Assured Shorthold Tenancy providing an income of £6,480 pa.

This two bedroom semi detached house has a tenant on an assured shorthold tenancy providing an income of £6,480 pa (£540 pcm). The property offers two reception rooms and a kitchen on the ground floor with two bedrooms and a bathroom on the first floor. Outside to the rear there is a garden.

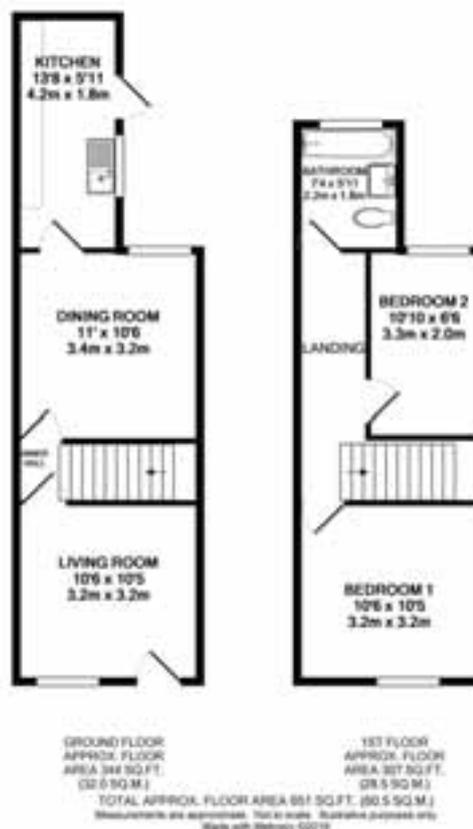
Peterborough offers shopping and recreational facilities with a main line rail link into London Kings Cross.

Description:

Ground Floor: Lounge, dining room, kitchen

First Floor: Two bedrooms, bathroom

Outside: Garden at rear.



Tenure: Freehold
Local Authority: Peterborough City Council. Tel: 01733 747474
Solicitors: Terrells Solicitors, 61 Lincoln Road, Peterborough, PE1 2SE. Tel: 01733 896789.
Viewing: 10th October 16:00 - 16:30. 17th October 16:00 - 16:30.
Energy Performance Certificate (EPC): Current Rating E

Additional Fees
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

3 Alma Road, Peterborough, Cambridgeshire PE1 3AN

*GUIDE PRICE: **£85,000 - £105,000** (plus fees)



A three bedroom semi detached house with a tenant on an Assured Shorthold Tenancy providing an income of £7,200 pa.

This three bedroom semi detached house is offered with a tenant on an Assured Shorthold Tenancy providing an income of £7,200 pa (£600 pcm). The property has two reception rooms, a rear lobby and a ground floor bathroom. On the first floor there are three bedrooms of which two are interconnecting. Outside there is a garden to the rear.

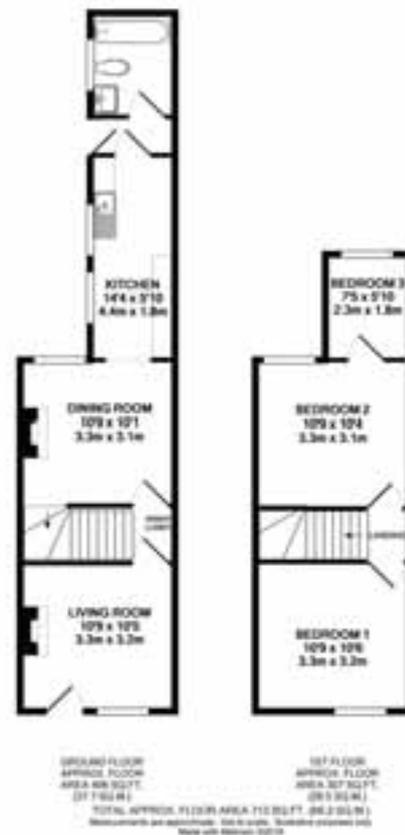
Peterborough offers a wealth of shops and recreational facilities with a main line rail link into London Kings Cross.

Description:

Ground Floor: Lounge, dining room, kitchen, rear lobby, bathroom

First Floor: Three bedrooms

Outside: Garden at rear.



Tenure: Freehold

Local Authority: Peterborough City Council. Tel: 01733 747474

Solicitors: Terrells Solicitors, 61 Lincoln Road, Peterborough, PE1 2SE. Tel: 01733 896789.

Viewing: 10th October 16:00 - 16:30. 17th October 16:00 - 16:30.

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

68 Coronation Avenue, West Winch, Kings Lynn, Norfolk PE33 0NU

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



A three bedroom semi-detached house with own drive in need of some modernisation

This three bedroom semi-detached house is in need of some updating and is located on the outskirts of the village West Winch.

The property comprises lounge/diner, kitchen, inner and rear lobby areas with a w.c. to the ground floor. On the first floor there are three bedrooms and bathroom. Outside there is a driveway to front offering off-road parking and access to a good sized rear garden.

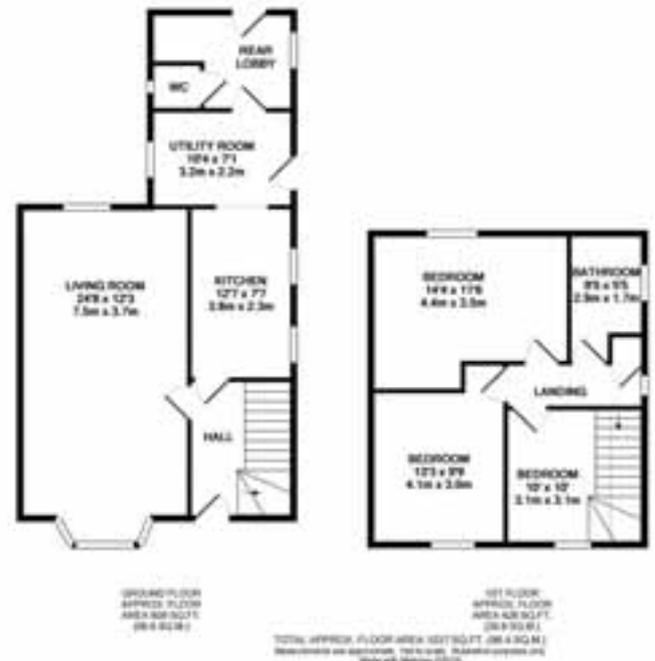
Kings Lynn town centre is around 4 miles away with its shopping facilities, bus station and mainline railway to Kings Cross.

Description:

Ground Floor: Entrance hall, lounge/diner, kitchen, inner lobby, rear lobby, w.c.

First Floor: Three bedrooms, bathroom

Outside: Front and rear gardens.



Partner Agent



Tenure: Freehold

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

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

Viewing: 4th October 12:30 - 13:00. 11th October 12:30 - 13:00. 18th October 12:30 - 13:00.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

56 High Causeway, Whittlesey, Peterborough, Cambridgeshire PE7 1AN

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



A detached Grade II listed six bedroom cottage in need of modernisation

This six bedroom thatched Grade II listed cottage offers four reception rooms, shower room, bathroom, outbuildings and a mature garden at rear and was the former Magistrates house in the town.

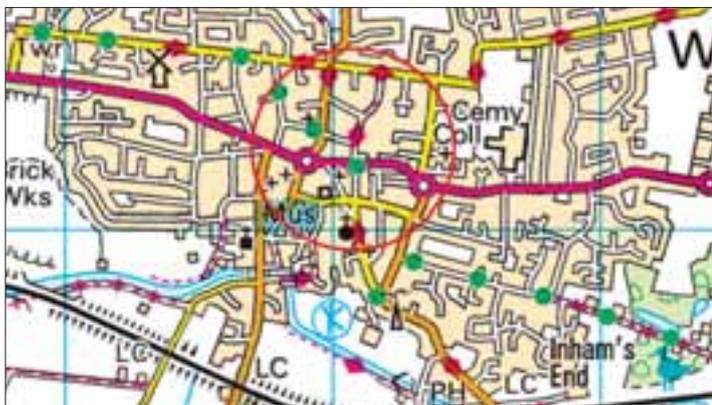
The market town of Whittlesey offers shops and schooling with a market every Friday. The city of Peterborough is located west of the town and offers a main line rail link into London Kings Cross.

Description:

Ground Floor: Hall, sitting room, lounge, study, shower room, inner hall, lean-to, kitchen/breakfast room, dining room

First Floor: Six bedrooms, bathroom

Outside: Parking to front with a well stocked garden at rear. A brick built outbuilding which could be suitable to convert to an office and a barn.



Tenure: Freehold
Local Authority: Fenland District Council. Tel: 01354 654321
Solicitors: Roythornes, Enterprise Way, Pinchbeck, Spalding, PE11 3YR. Tel: 01775 842505. Ref: Elizabeth Young.
Viewing: 7th October 12:15 - 12:45. 10th October 12:15 - 12:45. 17th October 12:15 - 12:45.

Additional Fees
Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

26 Old School Lane, Milton, Cambridge, Cambridgeshire CB24 6BS

*GUIDE PRICE: **£450,000** (plus fees)



A detached three bedroom spacious bungalow offered with vacant possession

This individual three bedroom detached bungalow is in a secluded location situated in a private drive. The property offers two reception rooms, kitchen with oven microwave and hob, utility room, with three double bedrooms one with en-suite and a family bathroom. Outside provides gardens and a double garage.

Milton is located north of Cambridge and has shopping and recreational facilities with a rail link located at Chesterton Cambridge North and Cambridge City providing a rail link into and London Kings Cross and Liverpool Street stations.

Description:

Ground Floor: Hall, lounge, dining room, kitchen, utility room, cloakroom/w.c., master bedroom with en-suite, two further bedrooms, family bathroom

Outside: Private drive with access to a detached double garage. Secluded gardens to rear.

Note: The land which the garage has been built is under ownership of Milton Parish council. Refer to the legal pack for further details.



Tenure: Freehold

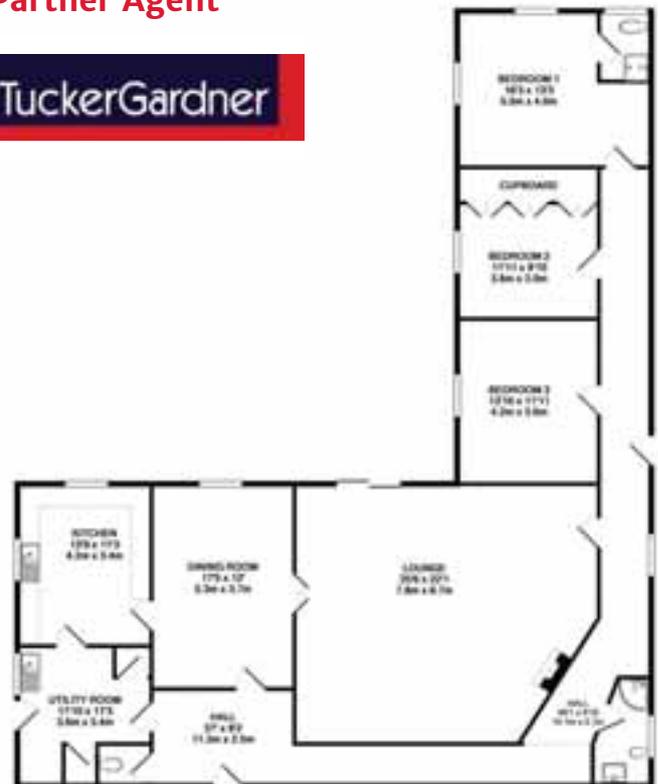
Local Authority: Cambridge City Council. Tel: 01223 457000

Solicitors: Thomson Webb & Corfield, 16 Union Road, Cambridge, CB2 1HE. Tel: 01223 578070. Ref: Alison Blackman.

Viewing: 7th October 14:30 - 15:00. 15th October 10:00 - 10:30. 18th October 10:00 - 10:30.

Energy Performance Certificate (EPC): Current Rating D

Partner Agent



Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

28 The Croft, Christchurch, Wisbech, Cambridgeshire PE14 9PU

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



A three bedroom end terrace house providing an income from a tenant on an Assured Shorthold Tenancy of £610 pcm

This three bedroom end terrace house is offered with a tenant providing an income of £7,320 pa (£610 pcm) on an Assured Shorthold Tenancy. The house offers generous accommodation and backs onto open countryside.

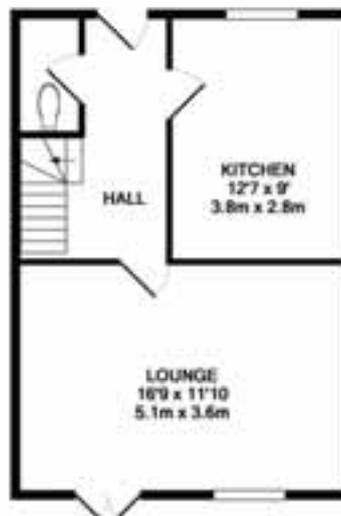
Christchurch is located between Chatteris and March both offering shops and recreational facilities with a main line rail link found at March and Huntingdon. The village has a primary school and a Public House.

Description:

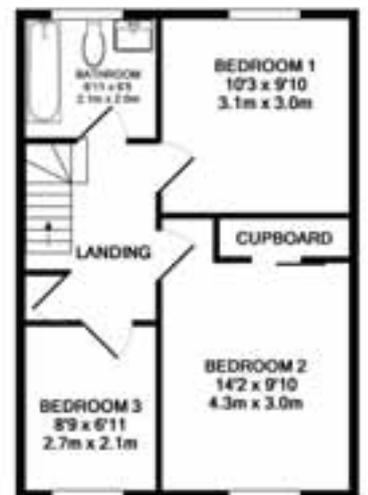
Ground Floor: Hall, cloakroom/w.c., lounge, kitchen

First Floor: Three bedroom, bathroom.

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



GROUND FLOOR
APPROX. FLOOR
AREA 409 SQ. FT.
(38.0 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 409 SQ. FT.
(38.0 SQ. M.)
TOTAL APPROX. FLOOR AREA 818 SQ. FT. (76.0 SQ. M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropac 02019



Tenure: Freehold

Local Authority: Fenland District Council. Tel: 01354 654321

Solicitors: Rich & Carr Solicitors, 22 The Parade, Oadby, Leicester, LE2 5BF. Tel: 01162426021. Ref: Manjit Sandhu.

Viewing: 3rd October 10:00 - 10:30. 10th October 10:00 - 10:30. 17th October 10:00 - 10:30.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.

15 Hockham Street, Kings Lynn, Norfolk PE30 5LZ

*GUIDE PRICE: **£80,000** (plus fees)



A two bedroom terraced house situated in South Lynn with courtyard garden.

This two bedroom terraced house in South Lynn was previously rented out for £515 pcm (£6,180 pa) and is conveniently located near to Kings Lynn town centre with its shopping facilities as well as bus and mainline train station.

The property briefly comprises 25' living/dining room, kitchen, two bedrooms and bathroom. Also benefiting from double glazing and gas fired central heating.

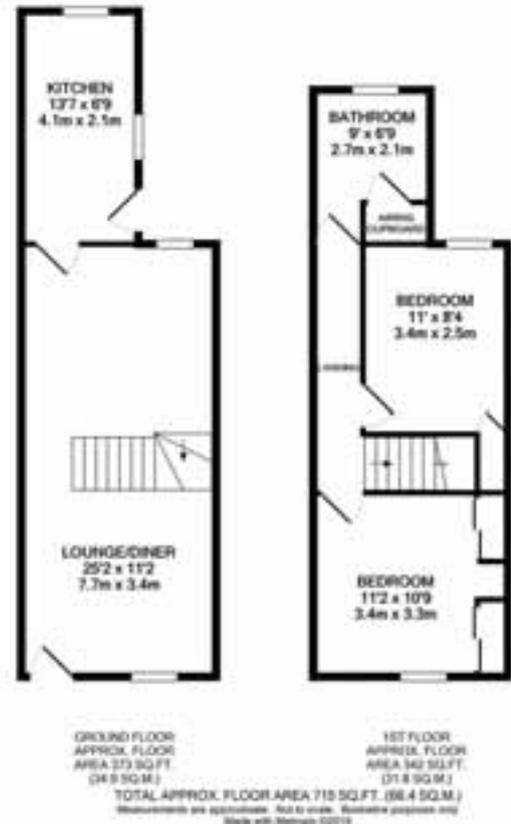
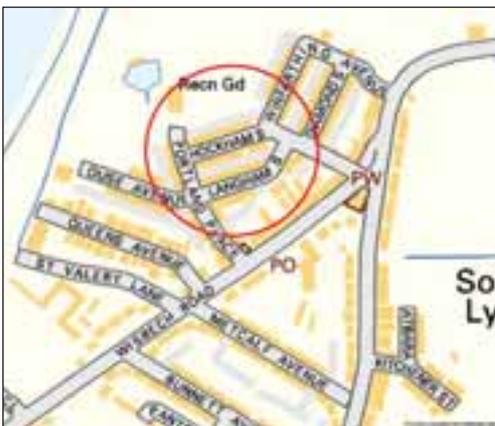
Description:

Ground Floor: Living/dining room and kitchen.

First Floor: Two bedrooms and bathroom.

Outside: Courtyard garden.

Partner Agent



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.

Viewing: 4th October 11:30 - 12:00. 11th October 11:30 - 12:00. 18th October 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 £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.

Tonan Cottage, Roman Bank, Holbeach Bank, Holbeach, Spalding PE12 8BX

***GUIDE PRICE: £85,000 - £105,000 (plus fees)**



A detached two bedroom cottage in need of renovation with a side garden and open views to the rear

This two bedroom cottage is in need of renovation and has accommodation on two levels. It would be ideal for a developer/investor or a buyer seeking a holiday home.

The current owner had started to re develop but has decided not to continue.

The village of Holbeach Bank lies north of Holbeach and Spalding. Both locations offer shopping and recreational facilities with a main line rail link located at Peterborough to the south.

Description:

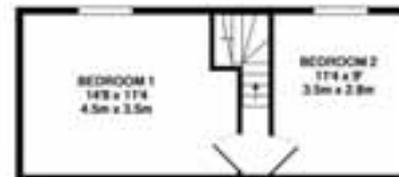
Ground Floor: Entrance lobby, living room, kitchen (not fitted), conservatory, bathroom

First Floor: Two bedrooms

Outside: Gardens to front and side. Open view at rear.



GROUND FLOOR
APPROX. FLOOR
AREA 802 SQ.FT.
(84.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 1084 SQ.FT. (101.0 SQ.M.)
Measurements are approximate. For full details, see the full property pack.
Made with Sketchplan 12/17



Tenure: Freehold

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

Solicitors: Leeds Day, Godwin House, George Street, Huntingdon, PE29 3BD. Tel: 01480 464600. Ref: Kelvin Hine.

Viewing: 4th October 10:00 - 10:30. 11th October 10:00 - 10:30. 18th October 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 £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.

100A Park Road, Peterborough, Cambridgeshire PE1 2TJ

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



A first floor two bedroom flat with a potential income of £595 pcm located close to the city centre.

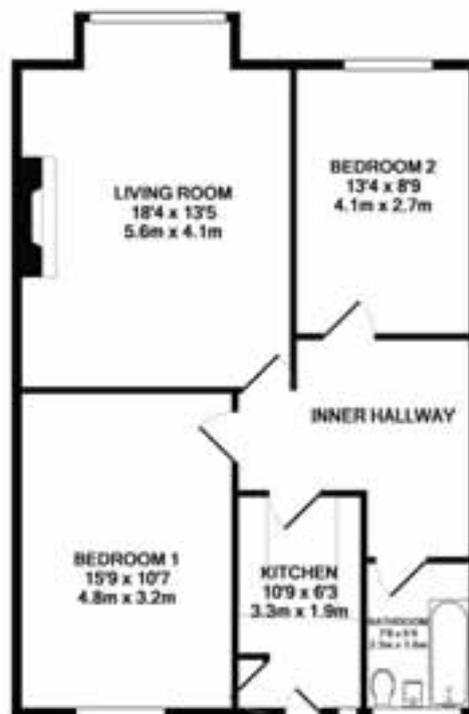
This two bedroom first floor flat would be ideal for an investor and is situated within a conversion with high ceilings and features facing onto Park road with access at the rear.

The property has a potential income of around £595 pcm (£7,140 pa) and offers generous accommodation with a 18ft 2in lounge, kitchen, two bedrooms and a bathroom.

The flat is located well for the city and the Westgate Centre. Peterborough provides a main line rail link into London Kings Cross.

Description:

First Floor: Hall, lounge, kitchen, two bedrooms, bathroom (bath with shower over).



TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2019

Tenure: Leasehold. 125 years from 1st January 2004 (110 years remaining)
Local Authority: Peterborough City Council. Tel: 01733 747474
Solicitors: Leathes Prior, 74 The Close, Norwich, NR1 4DR. Tel: 01603 281012. Ref: Stephen Wilson.
Viewing: 3rd October 14:30 - 15:00. 10th October 14:30 - 15:00. 17th October 14:30 - 15:00.
Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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.



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ipswich@auctionhouse.co.uk

ANTI-MONEY LAUNDERING EXPLAINED

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

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

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

The Documentation you must bring with you to the Auction

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

List A – Evidence of Identity (inc Photograph)

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

List B – Evidence of Residence (and your Name)

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

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

Bidding/Buying on behalf of another party

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

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

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

Matching an Identified Buyer with source of funds

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

Auction Passport

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

Electronic Anti-Money Laundering Checks

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

Queries and Contacting Us

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

The Barn, Newmarket Road, Cringleford
Norwich NR4 6UE

☎ 01603 505 100

✉ norwich@auctionhouse.co.uk

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

☎ 01733 889 833

✉ peterborough@auctionhouse.co.uk

17 Neptune Quay
Ipswich IP4 1QJ

☎ 01473 558 888

✉ ipswich@auctionhouse.co.uk

Memorandum Of Sale



Property Address: Lot No.

The Vendor:

The Purchaser:

Post Code: Tel:

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

Purchase Price: £

Less Deposit: £

Balance: £

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

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

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code: Tel:

Vendors Solicitor:

Post Code: Tel:

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

In addition and at the same time, the purchaser is required to pay the Auctioneer an Administration Charge of 0.3% inc VAT subject to a minimum of £900.00 (£750.00 + 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)

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G18. LANDLORD AND TENANT ACT 1987

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

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

G19. SALE BY PRACTITIONER

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

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

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

G19.4 The lot is sold:

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

G19.5 Where relevant:

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

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

G20. TUPE

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

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

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

G21. ENVIRONMENTAL

G21.1 This condition G21 only applies where the special conditions so provide.

G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.

G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

G22. SERVICE CHARGE

G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.

G22.2 No apportionment is to be made at completion in respect of service charges.

G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:

- service charge expenditure attributable to each tenancy;
- payments on account of service charge received from each tenant;
- any amounts due from a tenant that have not been received;
- any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.

G22.4 In respect of each tenancy, if the service charge account shows that:

- payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
- attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.

G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.

G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- the seller must pay it (including any interest earned on it) to the buyer on completion; and
- the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

G23. RENT REVIEWS

G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.

G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.

G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.

G23.4 The seller must promptly:

- give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

G24. TENANCY RENEWALS

G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.

G24.4 Following completion the buyer must:

- with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
- use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.

G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25. WARRANTIES

G25.1 Available warranties are listed in the special conditions.

G25.2 Where a warranty is assignable the seller must:

- on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
- apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.

G25.3 If a warranty is not assignable the seller must after completion:

- hold the warranty on trust for the buyer; and
- at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

G26. NO ASSIGNMENT

The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer's interest under this contract.

G27. REGISTRATION AT THE LAND REGISTRY

G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:

- procure that it becomes registered at Land Registry as proprietor of the lot;
- procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
- provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:

- apply for registration of the transfer;
- provide the seller with an official copy and title plan for the buyer's new title; and
- join in any representations the seller may properly make to Land Registry relating to the application.

G28. NOTICES AND OTHER COMMUNICATIONS

G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

- delivered by hand; or
- made electronically and personally acknowledged (automatic acknowledgement does not count); or
- there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.

G28.3 A communication is to be treated as received:

- when delivered, if delivered by hand; or
- when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

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 £900.00 (£750.00 + 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 £900.00 (£750.00 + 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 £900.00 (£750.00 + 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

Auction: 11th, 12th & 13th September 2019

52 Dover Street, Norwich,
Norfolk NR2 3LQ

Guide: £160,000 - £180,000



84 Magpie Road, Norwich,
Norfolk NR3 1JG

Guide: £80,000 - £100,000



144 Bull Close Road, Norwich,
Norfolk NR3 1NZ

Guide: £100,000 - £120,000



20 Attoe Walk, Norwich,
Norfolk NR3 3GX

Guide: £220,000 - £250,000



4 Adelaide Street, Norwich,
Norfolk NR2 4JL

Guide: £130,000 - £150,000



32 Queens Road, Great
Yarmouth, Norfolk NR30 3JR

Guide: £120,000 - £140,000



22 Springfields, Attleborough,
Norfolk NR17 2PA

Guide: £180,000 - £210,000



Church View, East Ruston Road,
Honing, North Walsham, Norfolk
NR28 9QS

Guide: £120,000 - £140,000



7 Leman Close, Loddon,
Norwich, Norfolk NR14 6LJ

Guide: £140,000 - £160,000



Wrens Rest, Bure Valley Farm,
Burgh Road, Aylsham, Norwich,
NR11 6TZ

Guide: £70,000 - £90,000



Penny Wagtail, Bure Valley Farm,
Burgh Road, Aylsham, Norwich,
Norfolk NR11 6TZ

Guide: £70,000 - £90,000



Brentnall House, 32 Vicarage
Street, North Walsham, Norfolk
NR28 9DQ

Guide: £160,000 - £180,000



36/37 Market Place, Hingham,
Norfolk NR9 4AF

Guide: £200,000 - £250,000



Land east of Woodgate Lane,
Swanton Morley, Dereham, Norfolk
NR20 4NS

Guide: £20,000 - £30,000



The Albert Tavern, 20 - 21
Southgates Road, Great
Yarmouth, NR30 3LJ

Guide: £130,000 - £150,000



10 Gordon Terrace, Crown Road,
Great Yarmouth, Norfolk NR30 2JJ

Guide: £60,000 - £80,000



148 Coleridge Road, Cambridge,
Cambridgeshire CB1 3PR

Guide: £325,000 - £350,000



6 Glebe Road, Norwich, Norfolk
NR2 3JG

Guide: £210,000



48 Foundry Lane, Ipswich,
Suffolk IP4 1DJ

Guide: £80,000+



13 Cannon Street, Bury St.
Edmunds, Suffolk IP33 1JU

Guide: £160,000 - £180,000



387 Quayside Drive,
Colchester, Essex CO2 8GT

Guide: £70,000 - £90,000+ VAT



15 Kenyon Street, Ipswich,
Suffolk IP2 8DH

Guide: £120,000 - £140,000



24 Haven Close, Felixstowe,
Suffolk IP11 2LF

Guide: £165,000 - £185,000



2 Le Strange Terrace,
Hunstanton, Norfolk PE36 5AJ

Guide: £160,000 - £180,000



111 Grafton Road, Kings Lynn,
Norfolk PE30 3EY

Guide: £160,000



8 Railway Road, Kings Lynn,
Norfolk PE30 1NE

Guide: £60,000 - £70,000



376 Lincoln Road, Peterborough,
Cambridgeshire PE1 2NA

Guide: £80,000 - £100,000



962 Bourges Boulevard,
Peterborough, Cambridgeshire
PE1 2AN

Guide: £80,000 - £100,000



Beech Lodge, Whittington,
Kings Lynn, Norfolk PE33 9RZ

Guide: £100,000 - £120,000



24, 24a, 26, 26a Vergette St and
55a Bedford St, Peterborough,
Cambridgeshire PE1 4DL

Guide: £320,000



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

4th December 2019

Ipswich

5th December 2019

Kings Lynn

6th December 2019

Norwich

12th February 2020

Ipswich

13th February 2020

Kings Lynn

14th February 2020

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

The Barn, Newmarket Road, Cringleford
Norwich NR4 6UE
☎ 01603 505 100
✉ norwich@auctionhouse.co.uk

Stuart House, St John's Street
Peterborough PE1 5DD
☎ 01733 889 833
✉ peterborough@auctionhouse.co.uk

17 Neptune Quay
Ipswich IP4 1QJ
☎ 01473 558 888
✉ ipswich@auctionhouse.co.uk

**AUCTION
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