

ORDER OF SALE

Wednesday 4th December 2019 11.00am

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

| LOT | ADDRESS | *GUIDE PRICE | LOT TYPE |
|-----|---|---------------------|---------------------------|
| 1 | Land adjacent to 70 Lowestoft Road, Reydon, Southwold, Suffolk IP18 6RF | £60,000 - £80,000 | Agricultural/Amenity Land |
| 2 | 244 Aylsham Road, Norwich, Norfolk NR3 2RG | £100,000 - £120,000 | Residential Investment |
| 3 | Flat 12, Hardwick House, King Street, Norwich, Norfolk NR1 1DB | £100,000 | Residential |
| 4 | 27 Brentwood, Norwich, Norfolk NR4 6PN | £180,000 - £200,000 | Residential |
| 5 | 1 Glenmore Gardens, Norwich, Norfolk NR3 2RN | £215,000 - £235,000 | Residential |
| 6 | 8 Armitage Close, Cringleford, Norwich, Norfolk NR4 6XZ | £325,000 | Residential |
| 7 | 37 Ipswich Road, Norwich, Norfolk NR2 2LN | £475,000 - £525,000 | Residential |
| 8 | 51 Three Mile Lane, New Costessey, Norwich, Norfolk NR5 0RP | £200,000 - £220,000 | Residential |
| 9 | 13 Chapel Lane, Wymondham, Norfolk NR18 0DQ | £250,000 - £300,000 | Residential |
| 10 | Moorlands, Cross Road, Banham, Norwich, Norfolk NR16 2DQ | £250,000 - £300,000 | Residential |
| 11 | Land to the rear of 27 Magdalen Street, Eye, Suffolk IP23 7AJ | £50,000 - £60,000 | Building Plot |
| 12 | Building Plot to the rear of 80 The Street, Ashwellthorpe, Norwich, Norfolk NR16 1AA | £120,000 - £140,000 | Plots/Building Land |
| 13 | Church Farm Barn, Low Road, Fornsett St. Peter, Norwich, Norfolk NR16 1HY | £250,000 - £300,000 | Residential |
| 14 | The Building Plot, Rear of the Old Post Office, Norwich Road, Clint Green, Yaxham, Norfolk NR19 1AB | £80,000 - £100,000 | Plots/Building Land |
| 15 | 3 Scarning Fen, Dereham, Norfolk NR19 1LN | £100,000 - £120,000 | Residential |
| 16 | Parcel of land adj. 1 Rougholme Close, Gressenhall, Dereham, Norfolk NR20 4DY | £5,000 - £10,000 | Amenity Land |
| 17 | Land off Richmond Road, Saham Toney, Dereham, Norfolk IP25 7EX | £550,000 - £650,000 | Plots/Building Land |
| 18 | 5 The Green, Martham, Great Yarmouth, Norfolk NR29 4AH | £100,000 - £120,000 | Residential |
| 19 | 52 Tan Lane, Caister-On-Sea, Great Yarmouth, Norfolk NR30 5DW | £130,000 - £140,000 | Residential |
| 20 | 53 Howard Street South, Great Yarmouth, Norfolk NR30 2PT | £60,000 - £80,000 | Residential |
| 21 | 65 & 65A Blackfriars Road, Great Yarmouth, Norfolk NR30 3BZ | £35,000 | Commercial |
| 22 | 6 Camperdown, Great Yarmouth, Norfolk NR30 3JB | £130,000 - £150,000 | Residential |
| 23 | 9 Napoleon Place, Great Yarmouth, Norfolk NR30 2NR | £45,000 - £55,000 | Residential |
| 24 | 83-84 York Road, Great Yarmouth, Norfolk NR30 2LZ | £475,000 - £500,000 | Residential Investment |
| 25 | 69-70 Marine Parade, Great Yarmouth, Norfolk NR30 2DQ | £200,000 - £250,000 | Residential Investment |
| 26 | Flats 1 and 1a, Cerdic Place, 3 Marine Parade, Great Yarmouth, Norfolk NR30 2HD | £30,000 - £40,000 | Residential Investment |
| 27 | 7 Duncan Road, Great Yarmouth, Norfolk NR30 3BJ | £90,000 - £100,000 | Residential |
| 28 | Flat 5, The Poplars, 76/77 Avondale Road, Gorleston, Great Yarmouth, Norfolk NR31 6DJ | £65,000 - £75,000 | Residential |
| 29 | Flat 18, The Poplars, 76/77 Avondale Road, Gorleston, Great Yarmouth, Norfolk NR31 6DJ | £75,000 - £85,000 | Residential |
| 30 | 87 Maidstone Road, Lowestoft, Suffolk NR32 2AY | £60,000 - £80,000 | Residential |
| 31 | Plot adj 298, Yarmouth Road, Lowestoft, Norfolk NR32 4AD | £100,000 - £120,000 | Plots/Building Land |
| 32 | 52 Coastline Village, Ostend Road, Walcott, Norwich, Norfolk NR12 0NE | £90,000 - £100,000 | Residential |
| 33 | 1 Seaview Crescent, Ostend Road, Walcott, Norwich, Norfolk NR12 0NL | £70,000 - £90,000 | Residential |

*Description on Auction Information page

Thursday 5th December 2019 2.00pm

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

| LOT | ADDRESS | *GUIDE PRICE | LOT TYPE |
|-----|--|---------------------|-----------------------|
| 34 | Lavender Cottage, 1 Chapel Hill, Halstead, Essex CO9 1JJ | £140,000 - £160,000 | Residential |
| 35 | Unit 2, Brookhouse Business Park, Brunel Road, Hadleigh Road Industrial Estate, Ipswich, Suffolk IP2 0EF | £65,000 - £85,000 | Commercial Investment |
| 36 | 29 Ashmere Grove, Ipswich, Suffolk IP4 2RE | £65,000 - £85,000 | Residential |
| 37 | 8-10 Fair Green, Glemsford, Suffolk CO10 7PH | £180,000 - £220,000 | Mixed Use |
| 38 | 11 Exeter Road, Ipswich, Suffolk IP3 8JL | £115,000 - £135,000 | Residential |

Friday 6th December 2019 12.00 noon

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

| LOT | ADDRESS | *GUIDE PRICE | LOT TYPE |
|-----|--|---------------------|---------------------------|
| 39 | 14 Well Creek Road, Outwell, Wisbech, Cambridgeshire PE14 8SD | £150,000 | Residential |
| 40 | 26 Old School Lane, Milton, Cambridge, Cambridgeshire CB24 6BS | SOLD PRIOR | Residential |
| 41 | All Saints House, 34 Church Road, Tilney All Saints, Kings Lynn, Norfolk PE34 4SW | £250,000 | Residential |
| 42 | 7 Blencowe Terrace, Wisbech, Cambridgeshire PE13 2DP | £60,000 - £80,000 | Residential |
| 43 | 32 Station Road, Heacham, Kings Lynn, Norfolk PE31 7EY | £35,000 | Commercial |
| 44 | 8 Hatherley Gardens, Barton Bendish, Kings Lynn, Norfolk PE33 9DR | £140,000 | Residential |
| 45 | Crescent House, 74 Town Street, Upwell, Wisbech, Cambridgeshire PE14 9DF | £300,000 - £350,000 | Residential |
| 46 | Land to the rear of 29/31 North Street, Crowland, Peterborough, Cambridgeshire PE6 0EG | £10,000 - £15,000 | Agricultural/Amenity Land |
| 47 | Ferry Farm House, Ferry Farm, Ten Mile Bank, Downham Market, Norfolk PE38 0EW | £260,000 | Residential |
| 48 | Snettisham Water Mill, The Old Coal Yard, Snettisham, Norfolk PE31 7QJ | £290,000 | Holiday Cottage |
| 49 | 37 High Street, Colsterworth, Grantham, Lincolnshire NG33 5NE | £70,000 - £90,000 | Commercial |
| 50 | 30 Havenfield, Arbury Road, Cambridge, Cambridgeshire CB4 2JY | SOLD PRIOR | Residential |
| 51 | 45 & 45A High Street, Downham Market, Norfolk PE38 9HF | £180,000 - £200,000 | Mixed Use |
| 52 | The White House, Lynn Road, Gayton, Kings Lynn, Norfolk PE32 1QJ | £190,000 | Residential |
| 53 | 52 Canterbury Street, Cambridge, Cambridgeshire CB4 3QF | £500,000 | Residential |

LEGAL PACKS



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