

**AUCTION  
HOUSE**

**EAST ANGLIA**

**Norwich Auction**

**Wednesday**

**11th September 2019**

**11.00am**

**Lots 1 - 39**

**Ipswich Auction**

**Thursday**

**12th September 2019**

**2.00pm**

**Lots 40 - 49**

**Kings Lynn Auction**

**Friday**

**13th September 2019**

**12.00 noon**

**Lots 50 - 69**



# AUCTION VENUES

**NORWICH**  
**Wednesday 11th**  
**September 2019**  
**11.00am**

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

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**IPSWICH**  
**Thursday 12th September**  
**2019**  
**2.00pm**

The Wolsey Room  
Holiday Inn  
London Road  
Ipswich IP2 0UA

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**KINGS LYNN**  
**Friday 13th September**  
**2019**  
**12.00 noon**

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

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# 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)

## “Lots” to talk about

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

We sold 87 lots in our July auctions raising over £8 million. Of particular note was a 94% success rate in our Norwich auction. It was a record month with it being the largest ever auction in the region.

The Auction House model is delivering well in a market place best described as struggling rather than stable, variable rather than consistent, and extremely price sensitive. The twin benefits of speed and certainty that are unique to auctions are attracting more sellers to our method of sale. We are delivering speedy exchanges after four weeks of marketing, with sales being hammered and completion four weeks later. Auctions are becoming more mainstream. There is no faster way to an exchange of contracts in the open market and our achieved prices are always at or above a seller's minimum requirement. For buyers, the auction room offers a plethora of opportunities as well as a speedy and certain way to purchase.

Our September auctions have nearly 70 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.

Our next auction is scheduled for 23rd October with a closing date for entries towards the end of September. 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

23rd October 2019 (Norwich) • 24th October 2019 (Ipswich) • 25th October 2019 (Peterborough)  
4th December 2019 (Norwich) • 5th December 2019 (Ipswich) • 6th December 2019 (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](http://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](http://www.auctionhouse.co.uk/eastanglia).



**\*Guide Prices** Guide prices quoted online and in the catalogue are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. The sale price will be dependent on bidding 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](http://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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- **Completing this form and handing it to a member of the auction team, OR**
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- **Emailing us at [norwich@auCTIONHOUSE.co.uk](mailto:norwich@auCTIONHOUSE.co.uk)**

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**AUCTION  
HOUSE  
EAST ANGLIA**

# ORDER OF SALE

Wednesday 11th September 2019 11.00am

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	52 Dover Street, Norwich, Norfolk NR2 3LQ	£160,000 - £180,000	Residential
2	84 Magpie Road, Norwich, Norfolk NR3 1JG	£80,000 - £100,000	Residential
3	8 Maidstone Road, Norwich, Norfolk NR1 1EA	£150,000	Residential
4	The Buck on the Green, 55 Yarmouth Road, Norwich, Norfolk NR7 0EW	£290,000 + VAT	Commercial
5	144 Bull Close Road, Norwich, Norfolk NR3 1NZ	£100,000 - £120,000	Residential
6	8 Attoe Walk, Norwich, Norfolk NR3 3GX	£180,000 - £200,000	Residential Investment
7	20 Attoe Walk, Norwich, Norfolk NR3 3GX	£220,000 - £250,000	Residential Investment
8	39 Hemming Way, Norwich, Norfolk NR3 2AF	£180,000 - £200,000	Residential Investment
9	43 Hemming Way, Norwich, Norfolk NR3 2AF	£180,000 - £200,000	Residential Investment
10	4 Adelaide Street, Norwich, Norfolk NR2 4JL	£130,000 - £150,000	Residential
11	32A Longwater Lane, Norwich, Norfolk NR5 0TA	POSTPONED	Residential
12	32 Queens Road, Great Yarmouth, Norfolk NR30 3JR	£120,000 - £140,000	Residential Investment
13	18 St. Andrews Close, Holme Hale, Thetford, Norfolk IP25 7EH	SOLD PRIOR	Residential
14	22 Springfields, Attleborough, Norfolk NR17 2PA	£180,000 - £210,000	Residential
15	16 Lancaster Avenue, Watton, Thetford, Norfolk IP25 6GW	WITHDRAWN PRIOR	Residential
16	Church View, East Ruston Road, Honing, North Walsham, Norfolk NR28 9QS	£120,000 - £140,000	Residential
17	7 Lemn Close, Loddon, Norwich, Norfolk NR14 6LJ	£140,000 - £160,000	Residential
18	Wrens Rest, Bure Valley Farm, Burgh Road, Aylsham, Norwich, NR11 6TZ	£70,000 - £90,000	Residential
19	Penny Wagtail, Bure Valley Farm, Burgh Road, Aylsham, Norwich, Norfolk NR11 6TZ	£70,000 - £90,000	Residential
20	33 New Market, Beccles, Suffolk NR34 9HE	£200,000 - £250,000	Mixed Use
21	Brentnall House, 32 Vicarage Street, North Walsham, Norfolk NR28 9DQ	£160,000 - £180,000	Commercial
22	21 Youell Avenue, Gorleston, Great Yarmouth, Norfolk NR31 6HT	£225,000 - £250,000	Residential
23	97B Magdalen Way, Gorleston, Great Yarmouth, Norfolk NR31 7AA	£50,000 - £55,000	Residential
24	58 Norwich Road, Lowestoft, Suffolk NR32 2BP	£35,000 - £45,000	Commercial
25	The Old Bakery and April Cottage, Norwich Road, Mulbarton, Norwich, Norfolk NR14 8JR	£300,000 - £350,000	Residential/Redevelopment
26	Land at Fen Street, Redgrave, Suffolk IP22 1SG	£50,000 - £70,000	Agricultural/Amenity Land
27	36/37 Market Place, Hingham, Norfolk NR9 4AF	£200,000 - £250,000	Mixed Use
28	Land east of Woodgate Lane, Swanton Morley, Dereham, Norfolk NR20 4NS	£20,000 - £30,000	Agricultural/Amenity Land
29	Building land to the rear of 30 Bulmer Lane, Winterton-On-Sea, Great Yarmouth, Norfolk NR29 4AF	£275,000 - £325,000	Plots/Building Land
30	5A High Street, Overstrand, Norfolk NR27 0AB	SOLD PRIOR	Residential
31	The Albert Tavern, 20 - 21 Southgates Road, Great Yarmouth, NR30 3LJ	£130,000 - £150,000	Mixed Use
32	10 Gordon Terrace, Crown Road, Great Yarmouth, Norfolk NR30 2JJ	£60,000 - £80,000	Residential
33	280 Southtown Road, Great Yarmouth, Norfolk NR31 0JB	£130,000 - £150,000	Residential
34	21/21A Broad Row, Great Yarmouth, Norfolk NR30 1HT	£80,000 - £100,000	Mixed Use
35	148 Coleridge Road, Cambridge, Cambridgeshire CB1 3PR	£325,000 - £350,000	Residential
36	Lower Farm Buildings, Loddon Road, Mundham, Norwich, Norfolk NR14 6EJ	£125,000 - £150,000	Redevelopment
37	14 Mount Street, Diss, Norfolk IP22 4QG	£175,000	Residential
38	54 Back Street, South Creake, Fakenham, Norfolk NR21 9PG	£575,000 - £625,000	Residential
39	6 Glebe Road, Norwich, Norfolk NR2 3JG	£210,000	Residential

\*Description on Auction Information page

## Thursday 12th September 2019 2.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
40	48 Foundry Lane, Ipswich, Suffolk IP4 1DJ	£80,000+	Residential
41	271 Spring Road, Ipswich, Suffolk IP4 5ND	£140,000 - £160,000	Residential Investment
42	Cindys Lair, Bury Road, Mildenhall, Bury St. Edmunds, Suffolk IP28 7HT	£280,000 - £320,000	Residential
43	68 Bucklesham Road, Ipswich, Suffolk IP3 8TP	£375,000 - £425,000	Residential
44	Brambledown, Stoke Road, Thorndon, Eye, Suffolk IP23 7JG	£400,000 - £450,000	Residential
45	13 Cannon Street, Bury St. Edmunds, Suffolk IP33 1JU	£160,000 - £180,000	Residential
46	2 Turner Road, Ipswich, Suffolk IP3 0LY	£140,000 - £160,000	Residential
47	Building Land, Wetheringsett House, Church Street, Wetheringsett, Suffolk IP14 5PH	£225,000 - £275,000	Plots/Building Land
48	15 Kenyon Street, Ipswich, Suffolk IP2 8DH	£120,000 - £140,000	Residential
49	24 Haven Close, Felixstowe, Suffolk IP11 2LF	£165,000 - £185,000	Residential

## Friday 13th September 2019 12.00 noon

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
50	Flintstones, Castle Road, Wormegay, Kings Lynn, Norfolk PE33 0SG	£130,000 - £150,000	Residential
51	32 Elm Road, March, Cambridgeshire PE15 8PA	£75,000 - £85,000	Residential
52	Tonan Cottage, Roman Bank, Holbeach Bank, Holbeach, Spalding, Lincolnshire PE12 8BX	£100,000 - £120,000	Residential
53	49 Queens Avenue, Kings Lynn, Cambridgeshire PE30 5LR	£115,000	Residential
54	Riverview & Granary Barn, West River Bank Lynn Road, Wiggshall St. Germans, Kings Lynn, Norfolk PE34 3EU	£250,000	Residential
55	1 Station Road, Littleport, Ely, Cambridgeshire CB6 1QE	£205,000	Residential
56	2 Le Strange Terrace, Hunstanton, Norfolk PE36 5AJ	£160,000 - £180,000	Commercial
57	10 Old Market Street, Kings Lynn, Norfolk PE30 1NL	£85,000	Residential
58	1 Alma Road, Peterborough, Cambridgeshire PE1 3AN	£100,000	Residential Investment
59	3 Alma Road, Peterborough, Cambridgeshire PE1 3AN	£100,000 - £120,000	Residential Investment
60	1 Crown Street, Peterborough, Cambridgeshire PE1 3HX	£100,000 - £120,000	Residential Investment
61	30 Havenfield, Arbury Road, Cambridge, Cambridgeshire CB4 2JY	£65,000 - £85,000	Residential
62	111 Grafton Road, Kings Lynn, Norfolk PE30 3EY	£160,000	Residential
63	8 Railway Road, Kings Lynn, Norfolk PE30 1NE	£60,000 - £70,000	Residential
64	Land to side of 20 Saddlebow Road, Kings Lynn, Norfolk PE30 5BH	£50,000	Plots/Building Land
65	177 Dogsthorpe Road, Peterborough, Cambridgeshire PE1 3AT	£85,000 - £105,000	Residential Investment
66	376 Lincoln Road, Peterborough, Cambridgeshire PE1 2NA	£80,000 - £100,000	Residential Investment
67	962 Bourges Boulevard, Peterborough, Cambridgeshire PE1 2AN	£80,000 - £100,000	Residential Investment
68	28 The Croft, Christchurch, Wisbech, Cambridgeshire PE14 9PU	£85,000 - £105,000	Residential Investment
69	24, 24a, 26, 26a Vergette St and 55a Bedford St, Peterborough, Cambridgeshire PE1 4DL	£320,000	Residential Investment

\*Description on Auction Information page

# INTRODUCING ESTATE AGENTS

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# Start of Day 1

Wednesday 11th September 2019

11.00am

AUCTION  
HOUSE

EAST ANGLIA

## Lots 1 - 39

(unless previously sold or withdrawn)

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



### Lot Introducers



# Residential



## 52 Dover Street, Norwich, Norfolk NR2 3LQ

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



### Highly sought after city terrace house in Golden triangle

This three bedroom terrace house has been a successful student let property for a number of years and is now to be sold with vacant possession. It is ready for a new lease of life. The property has gas fired central heating and a number of character features and is ideal for re-letting or owner occupation.

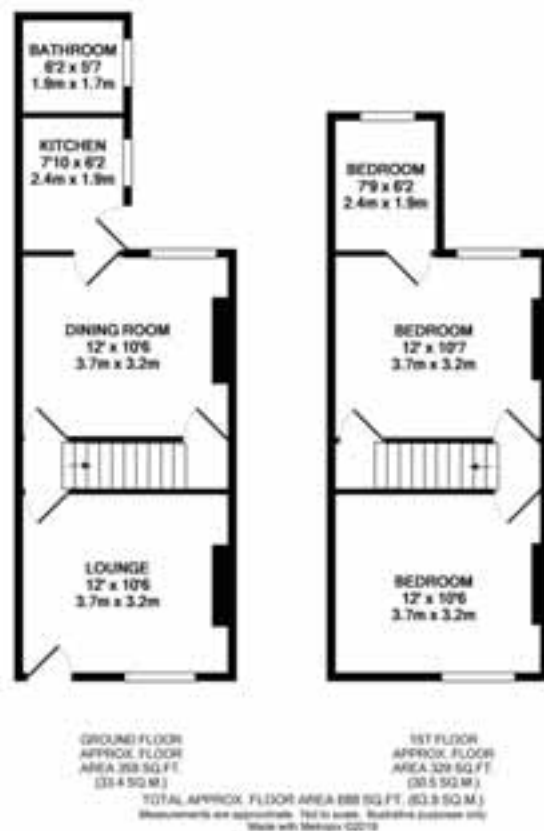
The property is located off Unthank Road within easy reach of the University of East Anglia, the Norfolk and Norwich University Hospital and Norwich City centre. A useful range of shops, pubs, restaurants and public transport are available nearby.

#### Description:

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

**First Floor:** Landing, 3 bedrooms.

**Outside:** Small front and rear gardens.



**Tenure:** Freehold

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

**Solicitors:** TWM Solicitors, Broadoak House, Horsham Road, Cranleigh, GU6 8DJ. Tel: 01483273515. Ref: Ms Susan Carter.

**Viewing:** 20th August 10:30 - 11:00. 27th August 10:30 - 11:00. 3rd September 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.

# 84 Magpie Road, Norwich, Norfolk NR3 1JG

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



**Two bedroom terrace house requiring refurbishment**

This two bedroom mid terrace house is to be sold with vacant possession. The property requires updating and improvement throughout.

It is conveniently located a short distance from the inner link road and the city centre.

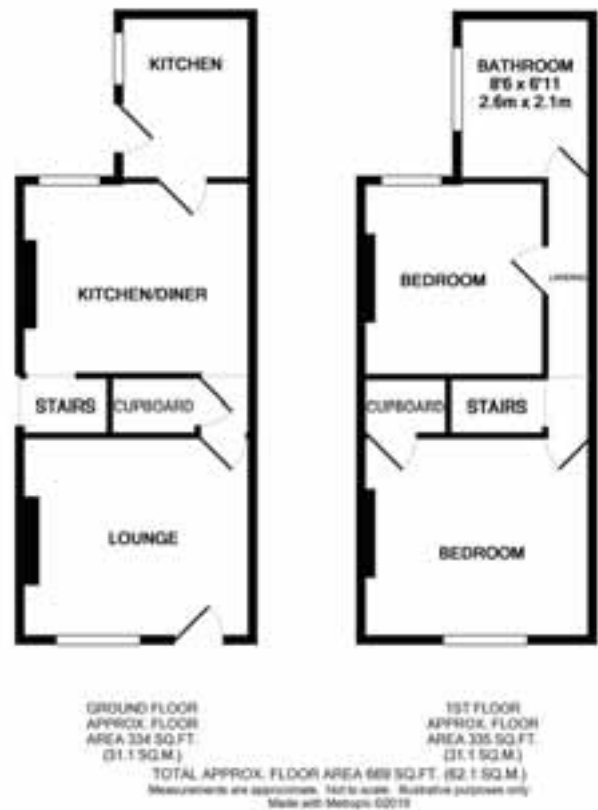
An ideal purchase for the owner-occupier, builder or investor.

**Description:**

**Ground Floor:** Sitting room, dining room, kitchen

**First Floor:** Two bedrooms, bathroom

**Outside:** Front and rear gardens in need of attention.



**Tenure:** Freehold

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

**Solicitors:** nplaw, Norfolk County Council, County Hall, Norwich, NR1 2DH. Tel: 01603 228879 Ref: Mr P Hensby

**Viewing:** 20th August 13:30 - 14:00. 27th August 13:30 - 14:00. 3rd September 13:30 - 14:00.

**Energy Performance Certificate (EPC):** Current Rating E

**Additional Fees**

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

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

## Residential

### 8 Maidstone Road, Norwich, Norfolk NR1 1EA

\*GUIDE PRICE:

**£150,000** (plus fees)

#### Vacant two bedroom town centre apartment with parking

Spacious second floor purpose built apartment within a short walk of the city centre, train and bus stations, historic areas of Norwich and high street shopping facilities. The flat has a large living room with kitchen area, an en-suite facility off the main bedroom and an allocated parking space. There is a security entry system and lift to all floors.

The property is ideal for investment or owner occupation and only requires minor updating to realise its obvious potential.

#### Description:

**Ground Floor:** Security entry door lift to second floor landing.

**Accommodation:** Hall, living room with dining area and kitchen, master bedroom with en-suite shower room, bedroom 2, bathroom.

**Outside:** Communal maintained gardens, allocated underground parking space.

#### Additional Fees

**Buyer's Premium:** £1,140 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.



**Tenure:** Leasehold - 250 years from 1st January 2006 with a ground rent of £275 pa paid half yearly in advance.

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

**Solicitors:** Optima Legal, TBG, Hepworth House, Claypit Lane, Leeds, LS2 8AE. Tel: 03445 716524 Option 2.

Ref: Laura Pinder.

**Energy Performance Certificate (EPC):** Current Rating C

**Viewing:** 30th August 9:30 - 10:00, 6th September 9:30 - 10:00.



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## The Buck on the Green, 55 Yarmouth Road, Norwich, Norfolk NR7 0EW

\*GUIDE PRICE: **£290,000 + VAT** (plus fees)



### Freehold Public House with Living Accommodation

The Buck on the Green is situated prominently on Yarmouth Road overlooking the River Yare and centrally within the popular Thorpe St Andrew suburb of Norwich, around two miles east of the City Centre.

The property is a detached, seventeenth century, traditional and characterful public house. The gross site area is approximately 0.27 acres (0.1 ha). We are advised that the property is Grade II Listed and is within a Conservation Area.

We understand the property has the benefit of a class A4 Public House use. Interested parties should make their own enquiries of the local planning authority regarding changes of use and redevelopment. The current rating assessment is subject to an appeal.

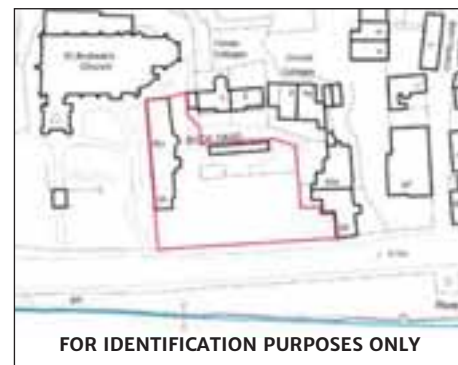
The fixtures and fittings owned by the vendor remaining on the property on the day of completion are included in the sale. All items owned by third parties (ie beer raising equipment) are not included in the sale. An inventory of fixtures and fittings will not be provided.

### Description:

The ground floor accommodation comprises the main trade areas including a well-proportioned split-level bar and dining area, kitchen, store and ladies WCs. The approximate gross internal of the ground floor is 1,704 sq ft (158 sq m).

At first floor and second floor levels is private living accommodation which includes a kitchen, living room, bathroom and three bedrooms. Externally there is a further WC (gents), cellar and a storage room.

Outside there is a good-sized front and side car park providing circa 15 parking spaces and an enclosed rear beer garden and patio area.



**Tenure:** Freehold

**Local Authority:** Broadland District Council. Tel: 01603 4311331

**Solicitors:** Gosschalks, Queens Gardens, Kingston Upon Hull, HU1 3DZ. Tel: 01482 324252. Ref: Andrew Bell.

**Energy Performance Certificate (EPC):** Current Rating E

**Viewing:** Please call the Auctioneers - 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.

# 144 Bull Close Road, Norwich, Norfolk NR3 1NZ

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



**Terrace house in good decorative order**

This two / three bedroom over the passage mid terrace house has been let for a number of years and is now to be sold with vacant possession. The property is double glazed and benefits from gas central heating and spacious master bedroom. The property is in good decorative order and has a modern kitchen and bathroom.

It is conveniently located a short distance from the inner link road and the city centre.

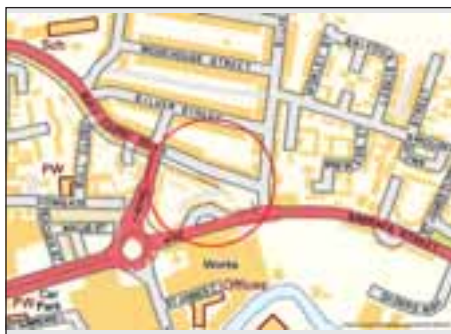
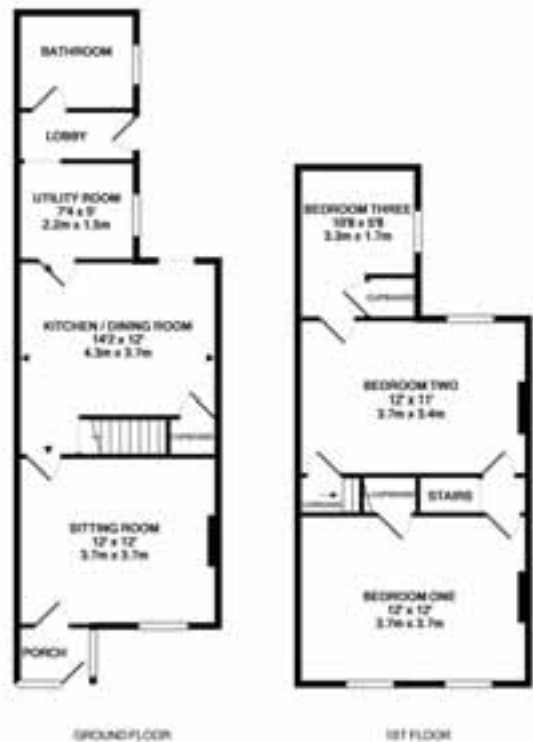
An ideal purchase for the owner-occupier or investor.

**Description:**

**Ground Floor:** Entrance porch, sitting room, kitchen, utility room, bathroom.

**First Floor:** Three bedrooms.

**Outside:** Detached outbuilding to the rear, rear garden / yard, small front gravel garden.



**Tenure:** Freehold

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

**Solicitors:** nplaw, Norfolk County Council, County Hall, Norwich, NR1 2DH. Tel: 01603 228879. Ref: Phillip Hensby

**Viewing:** 20th August 12:30 - 13:00. 27th August 12:30 - 13:00. 3rd September 12:30 - 13:00.

**Energy Performance Certificate (EPC):** Current Rating D

**Additional Fees**

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

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

## Residential Investment

### 8 Attoe Walk, Norwich, Norfolk NR3 3GX

\*GUIDE PRICE: **£180,000 - £200,000** (plus fees)



#### Four bedroom town house Let residential investment

This modern four bedroom three storey property is situated less than two miles north of the city centre. It operates as an HMO and is currently fully let producing £20,160 pa (£1,680 pcm) The rent includes bills which equate to around £4,500 pa.

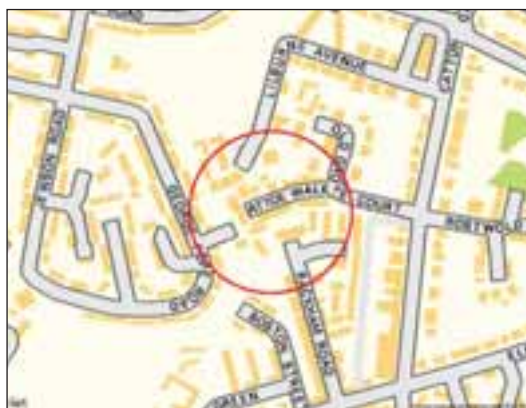
#### Description:

Ground floor: entrance hall, bedroom/dining room, kitchen, shower room

First floor: landing, bedroom, kitchen/diner, wc

Second floor: bedroom ensuite, bedroom, bathroom

Outside: The property benefits from a car port and a private enclosed rear garden with both patio and lawned areas.



**Tenure:** Freehold

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

**Solicitors:** Howes Percival, 1 Bedding Lane, Norwich, NR3 1RG. Tel: 01603 762103. Ref: Alex Farman.

**Viewing:** 30th August 11:45 - 12:30. 6th September 11:45 - 12:30.

**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.

20 Attoe Walk, Norwich, Norfolk NR3 3GX

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



Six bedroom detached house  
Let residential investment

This modern six bedroom detached property is situated on a small cul-de-sac off Attoe Walk less than two miles north of the city centre. The property is run as a registered HMO and currently four rooms are let and two are vacant. Current income is £12,000 pa (£1,000 pcm) including bills. When fully let it has the potential to produce around £26,000 pa. It is anticipated that the property will be fully let by the auction. The five year HMO licence commenced 14th July 2017 and expires 12th July 2022.

Description:

Ground floor: Entrance hall, lounge/diner/kitchen, wc, bedroom

First floor: Landing, three bedrooms, bathroom

Second floor: Landing, two bedrooms, one ensuite

Outside: The property benefits from a single garage, ample parking and a private enclosed rear garden.



Tenure: Freehold

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

Solicitors: Howes Percival, 1 Bedding Lane, Norwich, NR3 1RG. Tel: 01603 762103. Ref: Alex Farman.

Viewing: 30th August 11:45 - 12:30. 6th September 11:45 - 12:30.

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.



## Residential Investment

### 39 Hemming Way, Norwich, Norfolk NR3 2AF

\*GUIDE PRICE: **£180,000 - £200,000** (plus fees)



#### Five bedroom town house Let residential investment

A modern three storey five bedroom end town house. The property operates as an HMO and is currently fully let achieving a rental income of £23,520 pa (£1,960 pcm including bills).

Multiple tenants, fully let at £1,960 pcm including bills. A five year HMO licence commenced 18th July 2017 and expires 13th July 2022.

The property is located around a mile north west of the city centre close to a range of services and amenities.

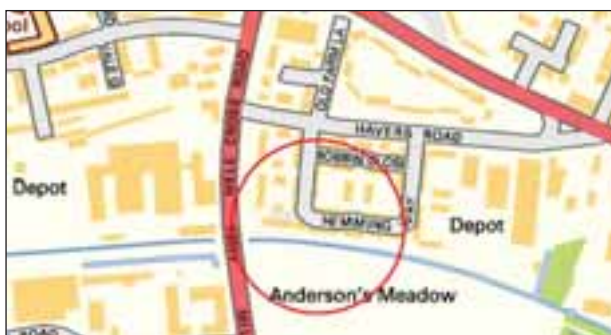
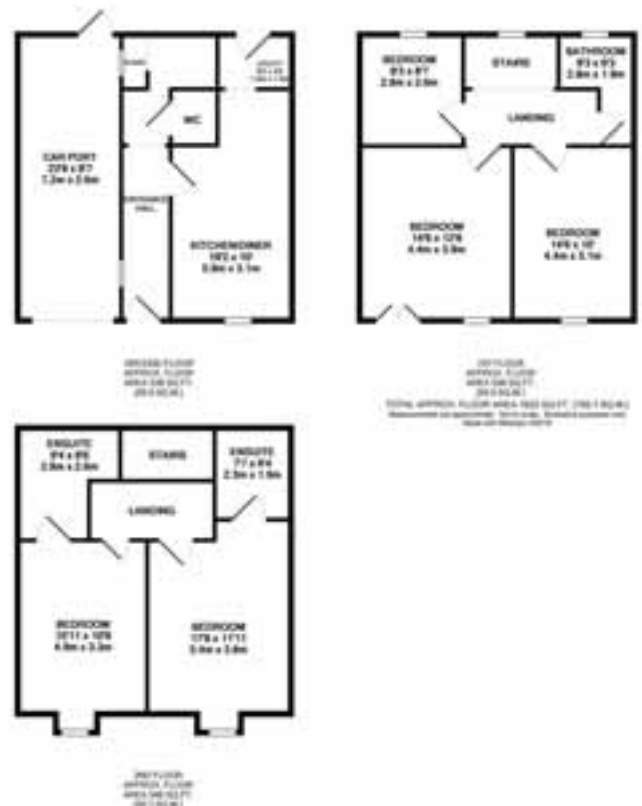
#### Description:

Ground floor: entrance hall, kitchen/diner, utility area, wc

First floor: three bedrooms, bathroom

Second floor: two ensuite bedrooms

Outside: The property benefits from a low maintenance enclosed rear garden, car port with parking for two cars



**Tenure:** Freehold

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

**Solicitors:** Howes Percival, 1 Bedding Lane, Norwich, NR3 1RG. Tel: 01603 762103. Ref: Alex Farman.

**Viewing:** 30th August 10:30 - 11:15. 6th September 10:30 - 11:15.

**Energy Performance Certificate (EPC):** Current Rating C

#### Additional Fees

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

# 43 Hemming Way, Norwich, Norfolk NR3 2AF

\*GUIDE PRICE: **£180,000 - £200,000** (plus fees)



**Five bedroom town house  
Let residential investment**

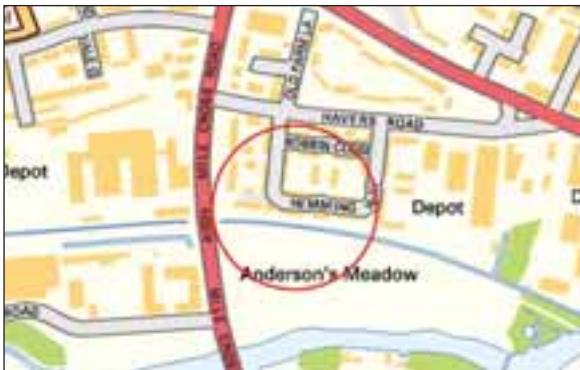
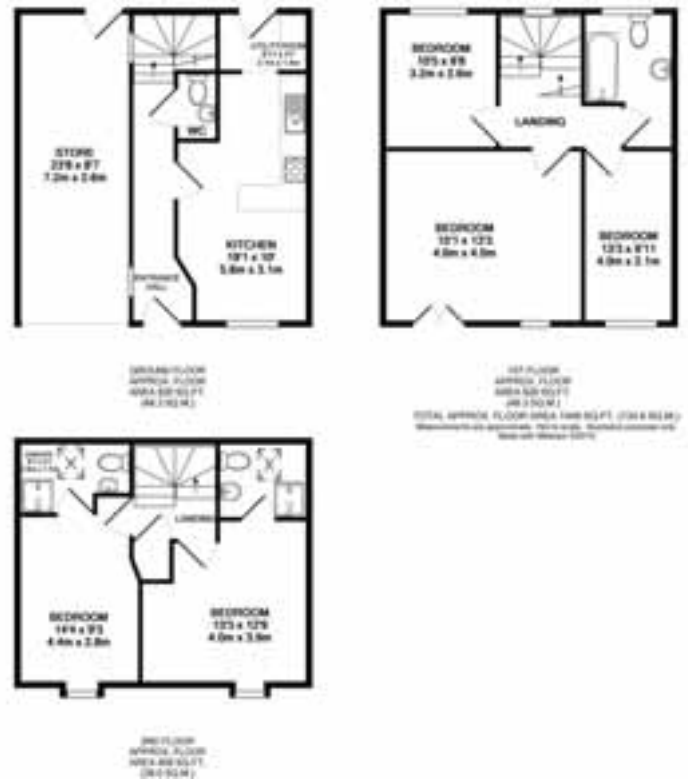
A five bedroom mid town house HMO property currently achieving a rental income of £21,000 per annum let to four tenants (£1,750 pcm including bills).

The property is located less than a mile north east of the city centre..

**Description:**

Ground floor: entrance hall, kitchen/diner, wc  
First floor: bathroom, three bedrooms  
Second floor: two ensuite bedrooms

Outside: The property benefits from a low maintenance rear garden, car port with parking for two cars and is within walking distance from Norwich City Centre.



**Tenure:** Freehold  
**Local Authority:** Norwich City Council. Tel: 0344 980 3333  
**Solicitors:** Howes Percival, 1 Bedding Lane, Norwich, NR3 1RG. Tel: 01603 762103. Ref: Alex Farman.  
**Viewing:** 30th August 10:30 - 11:15. 6th September 10:30 - 11:15.  
**Energy Performance Certificate (EPC):** Current Rating C

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

# 4 Adelaide Street, Norwich, Norfolk NR2 4JL

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



### Three bedroom end terrace house requiring refurbishment

This three bedroom end terrace house is to be sold with vacant possession. It benefits from gas central heating and is double glazed throughout.

The property, which requires updating and improvement throughout, is conveniently located around a mile west of the city centre.

An ideal purchase for the owner occupier, builder or investor.

#### Description:

Ground floor: sitting room, dining room, kitchen, bathroom  
 First floor: three bedrooms (third through second)  
 Outside: front and rear garden in need of attention



**Tenure:** Freehold

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

**Solicitors:** nplaw, Norfolk County Council, County Hall, Norwich, NR1 2DH. Tel 01603 228879 Ref Mr P Hensby

**Viewing:** 20th August 11:30 - 12:00. 27th August 11:30 - 12:00. 3rd September 11:30 - 12:00.

**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

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

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

32A Longwater Lane, Norwich, Norfolk NR5 0TA

\*GUIDE PRICE: £250,000 - £300,000 (plus fees)



**POSTPONED**

**A high dependency care unit or four bedroom bungalow requiring reconfiguration and updating**

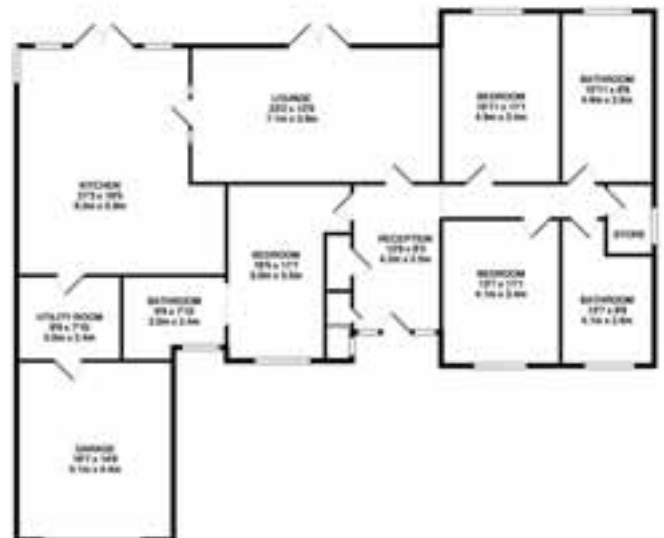
Originally, this property was built as a four bedroom detached bungalow but more recently has provided accommodation as a high dependency care facility. The property still retains some of the lifting equipment and bathing facilities but could easily be returned to its original status. Heating is provided by a gas central heating system and the property is double glazed.

The property is situated in a large secluded plot in a highly popular residential area to the west of Norwich. The property is close to the Longwater Lane Retail Park and is within easy travelling distance of the Norwich southern bypass and A47 road to Kings Lynn

**Description:**

**Accommodation:** Hall, lounge, kitchen/dining room, utility room, bedroom with en suite shower room, two further bedrooms, two bathrooms, small study.

**Outside:** Large mature gardens to front and rear, double garage and parking



**Tenure:** Freehold

**Local Authority:** South Norfolk Council. Tel: 01508 533701

**Solicitors:** Spire, Holland Court, The Close, Norwich, NR1 4DY. Tel: 01603 677023. Ref: Katharine Chatters.

**Viewing:** 19th August 16:00 - 16:30.

**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.

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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. Any property used as security may be repossessed if you do not keep up the repayments.

32 Queens Road, Great Yarmouth, Norfolk NR30 3JR

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



Residential investment currently two flats and a two bedroom town house

This former hall entrance terrace has been converted into two one bedroom flats and a two bedroom town house. One of the flats is now vacant and in need of updating the other two units are let to established tenants producing a rental income of £800pcm (£9,600pa).

All apartments are independently heated and the rear townhouse benefits from a fully enclosed rear garden which could provide off road parking. The property is in a pleasant residential street leading to the sea front and within easy access of the town centre shopping amenities.

Description:

- 32A (town house to rear):** Ground Floor: Hall, two bedrooms  
First Floor: Kitchen, lounge, bathroom  
Outside: Garden with potential for off road parking space
- 32B (ground floor):** Hall, lounge, bedroom, kitchen, shower room
- 32C (first floor):** Hall, lounge, bedroom, kitchen, shower room.

Tenancy details:

- 32A let on an assured shorthold tenancy for £4,800pa
- 32B let on an assured shorthold tenancy for £4,800pa
- 32C vacant previously let for £4,800pa
- Income when fully let £14,400.

Please note that 32A will be vacant from 7th September 2019.



**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:** 29th August 16:00 - 16:30. 5th September 16:00 - 16:30.  
**Energy Performance Certificate (EPC):** Current Rating C, D, 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.

# 18 St. Andrews Close, Holme Hale, Thetford, Norfolk IP25 7EH

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



**A detached three bedroom bungalow in a popular village requiring updating and redecoration**

This generous detached bungalow, which is located in a pleasant end of cul-de-sac position backing onto fields, has been in the same family occupation for many years and is now in need of being brought back up to date.

The property includes a conservatory, a kitchen extension and the property is fully double glazed.

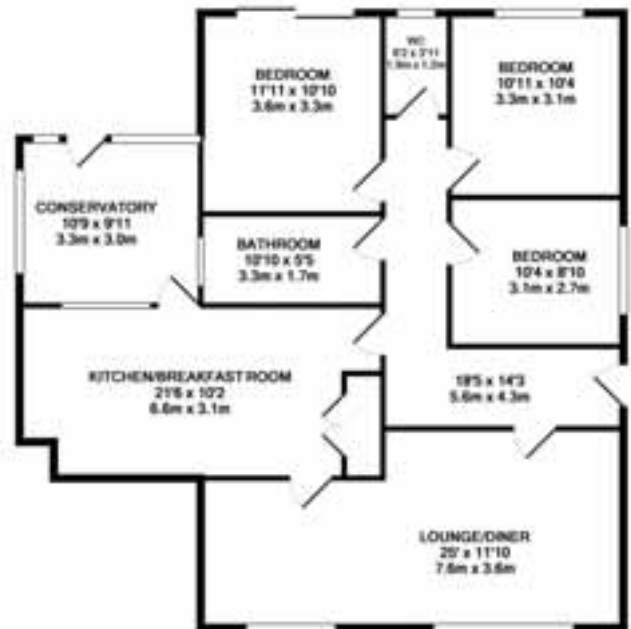
This keenly guided home would be ideal for investment, owner occupation or for a developer to upgrade and sell on.

Holme Hale is a popular village situated between Swaffam, Dereham and Watton where a comprehensive range of amenities can be found.

**Description:**

**Description:** Hall, lounge/diner, kitchen/breakfast room, three bedrooms, bathroom, conservatory.

**Outside:** Front garden with driveway and off road parking space. Sizeable rear garden backing onto open fields. Please note that a small area of rear garden has been sold to the neighbouring property. A dividing fence has now been erected.



TOTAL APPROX. FLOOR AREA 1123 SQ.FT. (104.4 SQ.M.)  
Measurements are approximate. Not to scale. Quotations given only.  
Made with Metrepro 100712

**Tenure:** Freehold  
**Local Authority:** Breckland Council. Tel: 01362 656870  
**Solicitors:** Ward Gethin Archer, Glencoe House, 25 Market Place, Dereham, NR19 2AX. Tel: 01362 692182. Ref: Ms Charlotte Merrett.  
**Viewing:** 21st August 09:30-10:00. 28th August 09:30-10:00. 4th September 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.

## 22 Springfields, Attleborough, Norfolk NR17 2PA

\*GUIDE PRICE: **£180,000 - £210,000** (plus fees)



### Modern three bedroom detached bungalow in need of updating

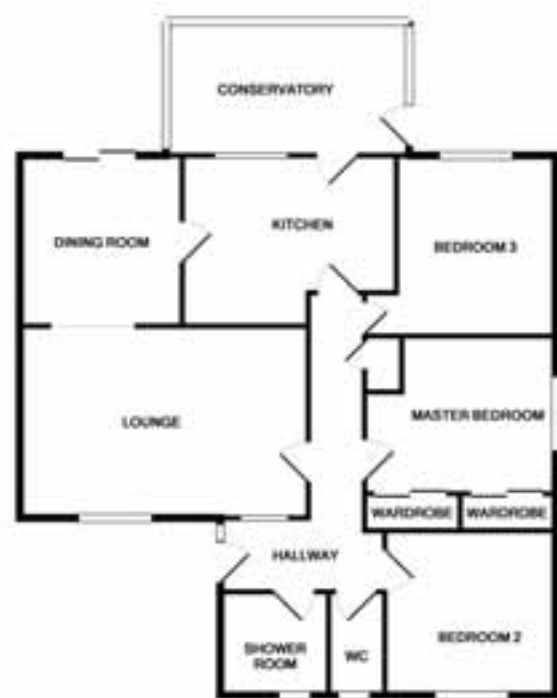
A generous and well planned detached bungalow, which is currently vacant and in need of updating and redecoration. The property is double glazed, has gas central heating and benefits from private gardens, a brick garage and plenty of off road parking. The gardens are also in need of attention.

The bungalow is in a popular residential area within easy access of the town centre, shops and amenities.

#### Description:

**Accommodation:** Hall, lounge, dining room, kitchen, conservatory, three bedrooms, wet room, separate WC.

**Outside:** Gardens to front and rear, side driveway leading to a brick built garage.



TOTAL APPROX FLOOR AREA 1087 SQ.FT. (100.9 SQ.M.)  
Measurements are approximate. Not to scale. Illustrated purposes only.  
Plans with Neighbour 02/17



**Tenure:** Freehold

**Local Authority:** South Norfolk Council. Tel: 01508 533701

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

**Viewing:** 21st August 11:30 - 12:00. 28th August 11:30 - 12:00. 4th September 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.



16 Lancaster Avenue, Watton, Thetford, Norfolk IP25 6GW

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



**Modern four bedroom town house in good decorative order**

A modern and spacious four bedroom three storey townhouse in good decorative order. The property is situated around a mile east of the town centre, which has a range of services and amenities.

This is ideal for owner occupation or investment.

**Description:**

**Ground floor:** Entrance hall, cloakroom, lounge, kitchen.

**First floor:** Landing, bathroom, 2 bedrooms.

**Second floor:** 2 bedrooms.

**Outside:** The front of the property has a paved pathway to the entrance door and a small garden area. The enclosed rear garden has a paved patio area and garden shed. There is also a parking space to the rear of the property.



**Tenure:** Freehold

**Local Authority:** Breckland Council. Tel: 01362 656870

**Solicitors:** Rhiannon Cottam, Bootes Solicitors, 7 St James Street, Manchester, M2 6XX. Tel: 0161 832 7888.

**Viewing:** 21st August 10:30 - 11:00. 28th August 10:30 - 11:00. 4th September 10:30 - 11:00.

**Energy Performance Certificate (EPC):** Current Rating C

**Additional Fees**

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

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

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

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



**A two bedroom semi-detached cottage requiring updating**

A charming semi-detached cottage now vacant and in need of updating. The property was once part of a village school and has been sympathetically converted to provide an ideal holiday home, investment or first purchase. The property, which has electric heating and double glazing, benefits from stripped pine floors and doors and a fitted kitchen. There is off road parking and a private rear garden.

Honing is a small village within easy reach of the north east Norfolk coastline and within three miles of North Walsham, which provides a full range of services and public transport.

**Description:**

**Ground Floor:** Sitting room, kitchen.

**First floor:** Landing 2 bedrooms (one with vaulted ceiling and small mezzanine), bathroom.

**Outside:** Shared parking area to front. Rear garden with paved courtyard and further garden area. Extra off road parking area located to the rear.



**Tenure:** Freehold

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

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

**Viewing:** 28th August 10:30 - 11:00. 4th September 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.



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# 7 Lemn Close, Loddon, Norwich, Norfolk NR14 6LJ

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



**An ex local authority three bedroom semi-detached house requiring updating**

This three bedroom semi-detached house is now vacant and in need of updating. The property was previously tenanted and could easily be returned into a buy-to-let investment or would also suit owner occupation. There are large gardens which back onto a public open space and the house is located at the end of a quiet cul-de-sac.

Shops, schools and other community facilities are all within walking distance and the town is located within five miles of Beccles and eleven miles of Norwich.

**Description:**

**Ground Floor:** Hall, lounge, kitchen/breakfast room, bathroom, store.

**First Floor:** Landing, three bedrooms.

**Outside:** Generous front and rear gardens in need of attention.



**Tenure:** Freehold  
**Local Authority:** South Norfolk Council. Tel: 01508 533701  
**Solicitors:** Spire, Holland Court, The Close, Norwich, NR1 4DY. Tel: 01603 677023. Ref: Katharine Chatters.  
**Viewing:** 16th August 09:30 - 10:00. 22nd August 09:30 - 10:00. 29th August 09:30 - 10:00. 5th September 09:30 - 10:00.  
**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.

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

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



### Grade II listed barn conversion holiday let Ideal investment opportunity

Wrens Rest is a well appointed two bedroom attached holiday use only single storey barn conversion that provides an annual income of approximately £8,000. Holiday let bookings come via Airbnb. Occupancy is around 62% with nightly rates of around £50 offering further growth potential. The barn was converted in 2006, is double glazed and benefits from oil fired underfloor heating. The contents are included within the sale.

It is in a popular location on a farm only a mile east of the market town of Aylsham, which has a range of services and amenities.

Water is from a shared borehole and there is a maintenance charge for servicing and repair which is a 9th of these charges. The cottage is also on a sewage treatment plant which is emptied and serviced each year, the maintenance charge will again be a 9th of these charges. Based on last years bills this should not exceed £150 inclusive.

#### Description:

Well fitted kitchen and sitting room with french doors leading to a private terrace. From the kitchen/sitting room a corridor serves access to a bathroom, two bedrooms with one en-suite wet room.

**Outside:** Private front courtyard garden, allocated parking.



**Tenure:** Freehold

**Local Authority:** Broadland District Council. Tel: 01603 4311331

**Solicitors:** Hayes & Storr, 27 Bull Street, Holt, NR25 6HP. Tel: 01263 712 835. Ref: Jim Pallister.

**Viewing:** 15th August 12:30 - 13:00. 21st August 09:30 - 10:00. 28th August 09:30 - 10:00. 4th September 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.

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

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



### Grade II listed barn conversion holiday let. Ideal investment opportunity

Penny Wagtail is a well appointed two bedroom attached holiday use only single storey barn conversion that provides an annual income of approximately £8,000. Holiday let bookings come via Airbnb. Occupancy is around 62% with nightly rates of around £50 offering further growth potential. The barn was converted in 2006, is double glazed and benefits from oil fired under floor heating. The contents are included within the sale.

It is in a popular location on a farm only a mile east of the market town of Aylsham which has a range of services and amenities.

Water is from a shared bore hole and there is a maintenance charge for servicing and repair which is a 9th of these charges. The cottage is also on a sewage treatment plant which is emptied and serviced each year, the maintenance charge will again be a 9th of these charges. Based on last years bills this should not exceed £150 inclusive.

#### Description:

Well fitted kitchen and sitting room with french doors leading to a private terrace. From the kitchen/sitting room a corridor serves access to a wet room and two bedrooms.

**Outside:** Private front courtyard garden, allocated parking



**Tenure:** Freehold

**Local Authority:** Broadland District Council. Tel: 01603 4311331

**Solicitors:** Hayes & Storr, 27 Bull Street, Holt, NR25 6HP. Tel: 01263 712 835. Ref: Jim Pallister.

**Viewing:** 15th August 12:30 - 13:00. 21st August 09:30 - 10:00. 28th August 09:30 - 10:00. 4th September 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.

## 33 New Market, Beccles, Suffolk NR34 9HE

\*GUIDE PRICE: £200,000 - £250,000 (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.

**Viewing:** 22nd August 10:30 - 11:00. 29th August 10:30 - 11:00. 5th September 10:30 - 11:00.

**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.

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

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



## Large town centre office block part let with further potential

This three storey detached building lays close to the centre of the town and is now vacant on the upper two levels (previously it was occupied by Larking and Gowen accountants). The ground floor is occupied by two established tenants paying approximately £7,800pa. In addition, there is a storage garage which is occupied on a verbal licence and there are three parking spaces. A large public car park is also located opposite the premises.

The property could offer future redevelopment potential or a significant annual income once fully let.

North Walsham is a busy market town in north east Norfolk, well served by local amenities, shops and public transport.

### Description:

#### Ground Floor:

Office suite 1- Two rooms let to PH Design and Planning.

Office suite 2 - Two rooms let to Pamper and Polish.

Shared kitchen and toilet facilities.

**First Floor:** Landing, five offices.

**Second Floor:** Landing, two offices.

**Outside:** 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:** 21st August 11:30 - 12:00. 28th August 11:30 - 12:00. 4th September 11:30 - 12:00.

### 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.



# 21 Youell Avenue, Gorleston, Great Yarmouth, Norfolk NR31 6HT

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



### Three bedroom detached bungalow in need of modernisation

A vacant detached bungalow currently vacant and in need of modernisation. The property is in a much favoured residential area and is ideal for owner occupation or to do up and sell on. Gas central heating is installed and most windows are double glazed. There is a detached single garage, off road parking and gardens, which are also in need of attention.

Youell Avenue is within a short walk of the sea front, sandy beach, local shops and a short drive from the town centre, shops and amenities

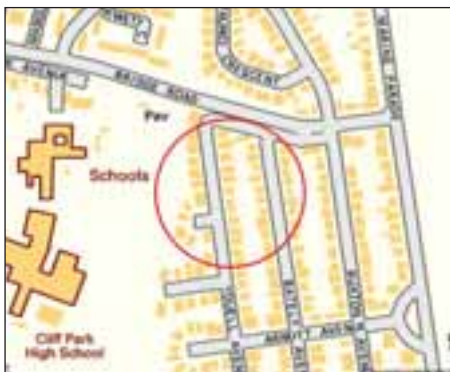
#### Description:

**Accommodation:** Hall, lounge, kitchen, three bedrooms, bathroom, separate WC.

**Outside:** Front garden with side driveway leading to a single garage and private and sheltered rear garden.



TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.0 SQ.M.)  
Measurements are Approximate. Not to scale. Illustrative purposes only.  
Made with: floorplan 10/1/16



**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:** 22nd August 12:45 - 13:15. 29th August 12:45 - 13:15. 5th September 12:45 - 13:15.

**Energy Performance Certificate (EPC):** Current Rating E

#### Additional Fees

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

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

**\*GUIDE PRICE: £50,000 - £55,000 (plus fees)**



**Partially updated purpose built first floor flat ideal for investment or first purchase**

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

Recent improvements include a new white gloss kitchen fitted by Howdens under guarantee, new vinyl flooring to kitchen and brand new bathroom fitted by Jewsons under guarantee.

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

**Description:**

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

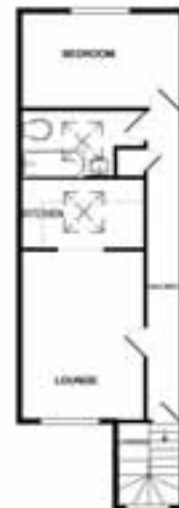
**First Floor:** Hall, lounge, kitchen, double bedroom, bathroom

**Outside:** Small enclosed courtyard garden.

**Lease details:** 999 years from 3rd November 1983. Peppercorn ground rent. Service charge £79 pcm.



GROUND FLOOR  
APPROX. 450 SQ FT (41.5 SQ M)



FIRST FLOOR  
APPROX. 450 SQ FT (41.5 SQ M)  
TOTAL APPOINT. FLOOR AREA 900 SQ FT (83.0 SQ M)  
Measurements for information. Not a contract. Squares and circles are for reference only.



**Tenure:** Leasehold. 999 years from 3rd November 1983. Peppercorn ground rent. Service charge £79 pcm.

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

**Solicitors:** PDR Property Lawyers, 5 Market Street, Whittlesey, Peterborough, PE7 1BA. Tel: 01733 203873. Ref: Grace Newell.

**Viewing:** 22nd August 13:30 - 14:00. 29th August 13:30 - 14:00. 5th September 13:30 - 14:00.

**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.

# 58 Norwich Road, Lowestoft, Suffolk NR32 2BP

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



**Vacant corner shop ideal for investment or owner occupation**

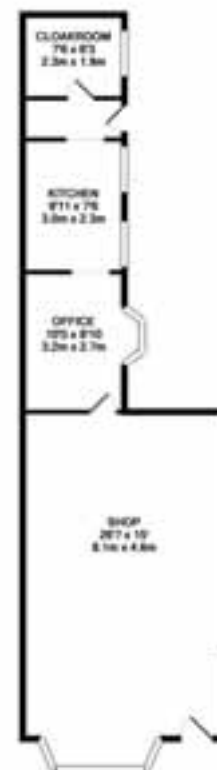
This freehold shop premises has had various uses in the recent past and has also been granted planning permission for a cafe/take away, however this consent has now lapsed.

The property now requires updating/re-decoration.

**Description:**

**Ground Floor:** Shop area, office, 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 888 SQ FT (82.0 SQ M)  
Measurements are approximate. They are not intended to constitute a contract.  
Made on 18/08/2017

**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:** 22nd August 11:45 - 12:15. 29th August 11:45 - 12:15. 5th September 11:45 - 12:15.

**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 Bakery & April Cottage, Norwich Road, Mulbarton, Norwich, Norfolk NR14 8JR

\*GUIDE PRICE: £300,000 - £350,000 (plus fees)



APRIL COTTAGE



THE OLD BAKERY

Two character cottages to be sold as one lot

April Cottage is a two bedroom detached house with gas central heating and The Old Bakery is a separate, partly derelict character cottage in need of complete renovation. The two dwellings share a fully enclosed garden, off road parking and brick-built workshop.

The properties are not listed but are within a conservation area. Mulbarton is a well serviced popular south Norfolk village which lies six miles south of Norwich.

**Note:**  
The Old Bakery is in a state of disrepair, viewers are advised that extreme caution should be taken and access is at your own risk.

There is a covenant in place dated 26th May 2006 for 21 years stating any development profit derived from the property will be shared 50% with South Norfolk District Council. Further details will be within the online legal pack.

**Description:**

**April Cottage:**

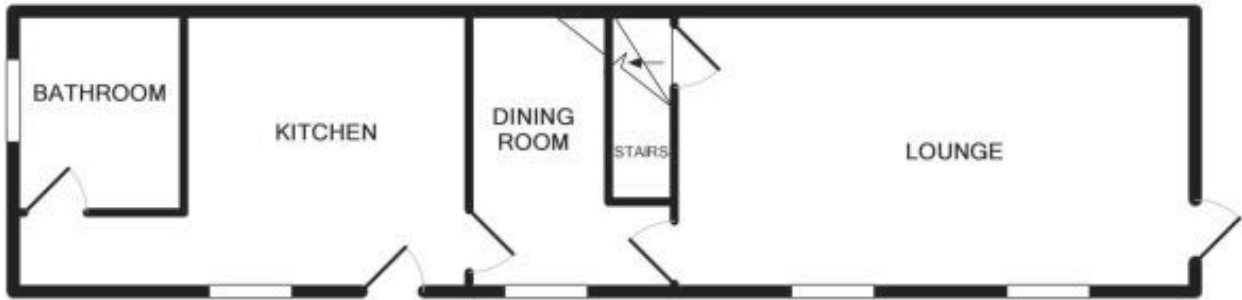
Ground floor: Kitchen, dining room, lounge, bathroom  
 First floor: Landing, two bedrooms  
 Outside: Enclosed front garden, brick built workshop / store with electric

**The Old Bakery:**

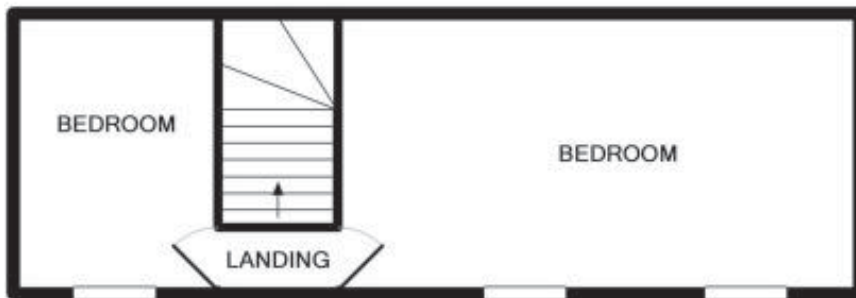
Ground floor: Sitting room, workshop, bathroom, dining room  
 First floor: Two bedrooms.  
 Outside: Off road parking at the front



## APRIL COTTAGE



GROUND FLOOR



## REAR OF THE OLD BAKERY



**Tenure:** Freehold

**Local Authority:** South Norfolk Council. Tel: 01508 533633

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

**Viewing:** 21 August, 28th August, 4th September between 4:00pm - 4:30pm

**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.

# Land at Fen Street, Redgrave, Suffolk IP22 1SG

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



### 6.07 acres (2.458 ha) of grassland and woodland

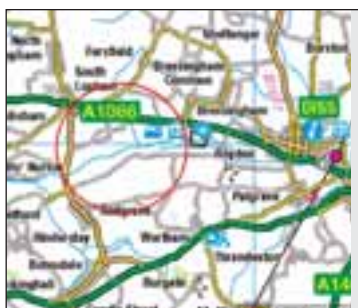
A single block comprising three enclosures with road frontage onto Fen Street and running down to the River Waveney and Redgrave Fen. The land is currently overgrown.

The land is sold without any quota or single farm payment entitlements.

The land is located next to Pond Farm Cottage and is accessed via a metal gate.

**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.



Joint Agent:



**Tenure:** Freehold

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

**Solicitors:** Sprake & Kingsley, 16 Broad Street, Bungay, NR35 1EN. Ref: Mr N Kingsley.

**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.

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

\*GUIDE PRICE: **£200,000 - £250,000** (plus fees)



**Grade II Listed mixed use two storey property**  
**Vacant ground floor shop and let first floor two bedroom flat producing £6,000 pa.**

The property occupies a prominent position in the heart of the Market Place, being highly visible to traffic travelling along the main Watton Road.

The building has been extensively refurbished with the shop, previously let at £15,000 pa, having a display frontage to the Market Place and a rear access. The rateable value for the shop is £13,200

The first floor flat is accessed at the rear by its own ground floor entrance from a private courtyard and is let at £500 pcm (£6,000 pa).

Hingham is an expanding and 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:**

**Number 36 - Shop:**

Ground floor shop comprising two interconnecting retail areas, room, store room, rear room, kitchen, wc.

**Number 37 - Flat:**

Ground floor: Entrance hall

First floor: Landing, kitchen, sitting room, two bedrooms, bathroom.

**Outside:** Externally there is a single storey store building offering long term development potential (stpp). There is also a rear yard.



**Tenure:** Flying Freehold

**Local Authority:** South Norfolk Council. Tel: 01508 533701

**Solicitors:** Birketts, Kingfisher House, 1 Gilders Way, Norwich, NR3 1UB. Tel: 01603 756487. Ref: Laura Jones.

**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.

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

\*GUIDE PRICE: £20,000 – £30,000 (plus fees)



**Grade 3 Arable Land**  
1.03 hectares (2.53 acres) stms

An arable field with road frontage with the potential for equine use

The field is classified as Grade 3 and according to the soil map of England and Wales describes the soil series as Burlingham 1. This is defined as Chalky Till and glaciofluvial drift, suitable for growing cereals, peas, beans and sugar beet.

There is to be an overage for 20 years with 25% uplifted value. Further details can be found in the legal pack. The Agricultural Tenancy Agreement expires on 29th September 2019.

There are no BPS entitlements included within the sale of this land, and the land is not included in any Environmental Scheme.

**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.



Partner Agent:



**Tenure:** Freehold  
**Local Authority:** Breckland Council. Tel: 01362 656870  
**Solicitors:** Mills & Reeve, 1 James Court, Norwich, NR3 1RU. Tel: 01603 693371. Ref: Deanna Blythe.  
**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.



## Plots/Building Land

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

\*GUIDE PRICE: **£275,000 - £325,000** (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](http://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.

#### 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.

# 5A High Street, Overstrand, Norfolk NR27 0AB

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



**Detached three bedroom bungalow requiring refurbishment**

This detached dormer bungalow is located in a pleasant setting down a long drive set well off the road. It has been in the same occupation for many years and is now in need of being brought back up to date. The property is partly double glazed and has gas central heating.

This keenly guided home would be ideal for investment, owner occupation or for a developer to upgrade and sell on.

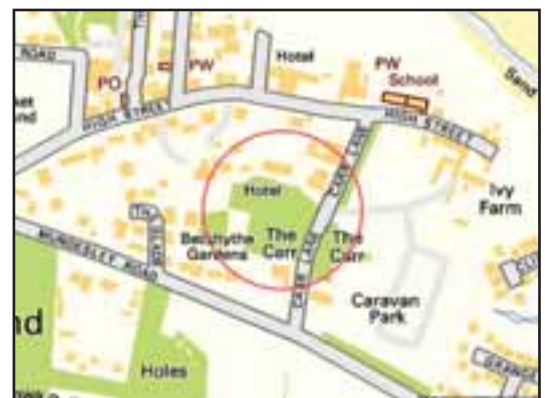
Overstrand is a village on the north Norfolk coast around two miles east of Cromer.

**Description:**

**Ground floor:** Kitchen, sitting room, dining room, bathroom, bedroom, sun room, room.

**First floor:** Landing, two bedrooms, bathroom.

**Outside:** Front garden with driveway providing off road parking



**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.  
**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.

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

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



## Large public house with managers flat and further letting rooms

This well presented public house will be sold with vacant possession as the existing lease is coming to an end.

The property, which has been well cared for by the current occupiers, benefits from a large managers flat with a further fully self contained one bedroom flat and two bedrooms with en-suite facilities which could provide significant added income or together with a shared lounge and kitchen could provide a further self contained two bedroom flat.

The property also offers further development potential (subject to planning) and a choice of continuing with the business as an owner occupier or as an investment.

Currently the property was let for £22,000 pa. and is well located close to the harbour, town centre and highly populated residential areas.

### Description:

**Ground Floor:** Public bar, lounge bar, kitchen, store, toilets, cellar

**First Floor:** Landing, office

Two bedrooms with en-suite shower rooms, shared lounge and kitchen (possible bedroom)

Managers flat: Private hall, lounge, kitchen, double bedroom, bathroom

Flat 1: Lounge, kitchen, bedroom, bathroom

**Outside:** Enclosed terrace area, outside store.

**Business Rates:** The current Rateable Value is £3,325



**Tenure:** Freehold

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

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

**Viewing:** 29th August 15:15 - 15:45. 5th September 15:15 - 15:45.

**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.

## Residential

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

\*GUIDE PRICE:

**£60,000 - £80,000** (plus fees)

**Three storey town house ideal for investment or owner occupation**

This three bedroom, three storey terrace has been tenanted for some time but is now being sold with vacant possession. Some updating is required but the property has gas central heating and sealed unit double glazing.

The town centre shops and the sea front are within a short walk of the property and Great Yarmouth benefits from a comprehensive range of amenities and regular public transport to all other major centres including Norwich.

#### Description:

**Ground Floor:** Sitting room, kitchen

**First Floor:** Landing, bedroom, bathroom.

**Second Floor:** Landing, two bedrooms.

**Outside:** Shared courtyard area.



Tenure: Freehold

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

Solicitors: Cohen Filippini, 10 Greenwood Street, Altrincham, WA14 1RZ. Tel: 0161 929 9993.

Ref: Emma Filippini.

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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## 280 Southtown Road, Great Yarmouth, Norfolk NR31 0JB

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



### Four bedroom terrace house in good decorative order

This is a newly renovated, spacious, hall entrance, bay fronted, four bedroom mid terrace house. The property benefits from high ceilings, gas central heating and sealed unit double glazing.

The property is located less than a mile from the town centre close to a range of services and amenities.

This would suit an owner occupier, first time buyer or investor.

#### Description:

Ground floor: porch, entrance hall, lounge, dining room, kitchen, breakfast room, bathroom

First floor: landing, four bedrooms, wc

Outside: front and rear garden, off road parking to front



**Tenure:** Freehold

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

**Solicitors:** Property Law Partners, Property Law Partners, 1 Crown Square, Woking, Surrey, GU21 6HR  
Tel: (01483) 768629. Ref: Tracy Alabaster.

**Viewing:** 22nd August 14:15 - 14:45. 29th August 14:15 - 14:45. 5th September 14:15 - 14:45.

**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.

## 21/21A Broad Row, Great Yarmouth, Norfolk NR30 1HT

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



**Mixed use investment: shop with spacious three bedroom flat over - previously let producing £10,400 pa**

An attractive grade II listed, three storey mixed use property with ground floor retail space and a three bedroom maisonette on the upper two floors.

The shop was let until recently for £5,000 pa and the apartment is currently let on an assured shorthold basis producing £450 pcm (£5,400 pa).

A valuable and potentially lucrative freehold investment close to the heart of the town, a short walk from the Market Place and close to a wide range of independent and national retailers. Public car parks are also available nearby.

**Description:**

**21 Broad Row:**

Ground floor sales area 42 sq/m (454 sq/ft).

Rear store 5.2 sq/m (56 sq/ft)

Kitchenette 10.8 sq/m (116 sq/ft)

**21A Broad Row:**

Ground Floor: Entrance from Broad row

First Floor: Front lounge/bedroom 3.4m x 2.7 (13.3ft x 8.10ft)

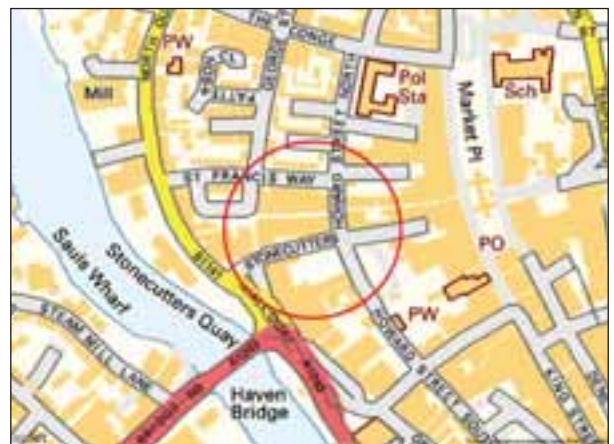
Dining room/lounge 4.3m x 3.3m (14.1ft x 10.9ft)

Kitchen 2.3m x 2m (7.6ft x 6.6ft)

Second Floor: Front bedroom 4.3m x 3.7m (13.1ft x 12.1ft)

Rear bedroom 4.3m x 3.9m (14.1ft x 12.9ft)

Bathroom



**Tenure:** Freehold

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

**Solicitors:** Cohen Filippini, 10 Greenwood Street, Altrincham, WA14 1RZ. Tel: 0161 929 9993. Ref: Emma Filippini.

**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.

148 Coleridge Road, Cambridge CB1 3PR

\*GUIDE PRICE: £325,000 - £350,000 (plus fees)



A three bedroom terraced family home with a good sized plot in need of modernisation and improvement

This three bedroom terraced house is offered with vacant possession and offers good access to the city centre and railway station with links into London Kings Cross.

The property offers a lounge, kitchen/diner, cloakroom w.c. and utility room. On the first floor three bedrooms and a bathroom. Outside provides gardens to front and rear and a garage en-bloc.

Description:

**Ground Floor:** Hall, lounge, kitchen/diner, cloakroom/w.c., utility room.

**First Floor:** Three bedrooms, bathroom.

**Outside:** Gardens to front and rear, en-bloc garage at rear.



GROUND FLOOR APPROX. FLOOR AREA 118 SQFT (108.2 SQ M)



FIRST FLOOR APPROX. FLOOR AREA 407 SQFT (374.30 SQ M)  
TOTAL APPROX. FLOOR AREA 525 SQFT (482.50 SQ M)  
Measurements are approximate. Actual square footings to be confirmed by the buyer.



**Tenure:** Freehold

**Local Authority:** Fenland District Council. Tel: 01354 654321

**Solicitors:** Womble Bond Dickinson, One Trinity, Broad Chare, Newcastle upon Tyne, NE1 2HF. Tel: 0191 279 9202. Ref: Mr Ian Gallon.

**Viewing:** 23rd August 15:30 - 16:00. 30th August 15:30 - 16:00. 6th September 10:00 - 10:30.

**Energy Performance Certificate (EPC):** Current Rating D

Additional Fees

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

## Lower Farm Buildings, Loddon Road, Mundham, Norwich, NR14 6EJ

**\*GUIDE PRICE: £125,000 - £150,000 (plus fees)**



### A range of farm buildings with consent for residential conversion

An extensive range of farm buildings, now redundant, but with the benefit of planning consent for conversion into a substantial residential property that includes an impressive 25 metre main reception/living space, 4 bedrooms with en-suite facilities, an enclosed walled garden and attached twin garages. The gardens, which extend to approximately 0.5 acre, back onto farmland and there would be extensive off road parking.

Further potential may be possible to the existing layout which may enhance the design, layout or unit numbers (subject to planning)

Mundham is a small village located approximately 2 miles west of Loddon where a comprehensive range of shops, schools and other amenities can be found. Norwich is approximately 12 miles to the north.

#### Description:

**Existing Buildings:** These include two open cattle sheds, a main concrete block barn and an attached metal store. Approx. 7650 square ft (stms)

**Proposed Accommodation:** Open plan main reception room with kitchen area, utility rooms, master bedroom with en-suite dressing room and bathroom, three further bedrooms with en-suite facilities, family bathroom, cloakroom.

**Outside:** The buildings sit on a plot extending to 0.56 acre (subject to survey) which are currently in need of landscaping. There is a pond and the plot is surrounded by open farmland. Further land may be available by separate negotiation.

**Planning:** Planning Application Number: 2017/2664 passed on 30th January 2018 through South Norfolk Council.



Promap

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**Tenure:** Freehold

**Local Authority:** Waveney District Council. Tel: 01502 562111

**Solicitors:** Fosters, William House, 19 Bank Plain, Norwich, NR2 4FS. Ref: Victoria Gallant.

**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 interested 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.



14 Mount Street, Diss, Norfolk IP22 4QG

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



**Grade II listed detached house requiring refurbishment**

This listed three bedroom house is located in the town centre close to a range of services and amenities. It has been in the same family for many years and is now to be sold with vacant possession. It is believed to date from 1807 and requires a program of improvement and updating to realise its full potential.

The property benefits from off road parking and a generous plot with potential to extend or develop subject to the necessary consents.

This would be an ideal project for a builder / developer.

**Description:**

**Lower Ground Floor:** Cellar

**Ground Floor:** Entrance lobby, dining room, kitchen, sitting room, w.c.

**First Floor:** Landing, three bedrooms, bathroom

**Outside:** Brick outbuilding, summer house, outside w.c., off-road parking, enclosed side and rear garden.



GROUND FLOOR  
AREA: 168.12 SQ FT

FIRST FLOOR  
AREA: 108.12 SQ FT



**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.

**Tenure:** Freehold

**Local Authority:** South Norfolk Council. Tel: 01508 533701

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

**Viewing:** 21st August 12:45 - 13:15. 28th August 12:45 - 13:15. 4th September 12:45 - 13:15.

**Energy Performance Certificate (EPC):** N/A as listed

## 54 Back Street, South Creake, Fakenham, Norfolk NR21 9PG

\*GUIDE PRICE: £575,000 - £625,000 (plus fees)



**A delightful period residence with useful barns set in large mature gardens extending to approximately 0.4 of an acre, stms**

This attractively situated detached period residence has been in the same family ownership for many years and is now offered with vacant possession. The property is in need of the finishing touches to restore it to a highly attractive and character filled family home. The four bedroom house incorporates a number of attractive period features and has a recently installed oil fired central heating system.

The property adjoins the River Burn and is set within generous walled gardens. There is a former butchers shop and garage block within the garden, which may provide the potential for further development or could provide office or workshop facilities.

South Creake is a highly sought after north Norfolk village near to Burnham Market, the picturesque north Norfolk coastline and only 5 miles from the market town of Fakenham.

**Description:**

**Ground Floor:** Hall, wc, sitting room, side hall, living room, kitchen/diner, garden room, utility room.

**First Floor:** Landing, master bedroom with en-suite shower room, 3 further bedrooms, family bathroom.

**Outside:** There is a large, mainly walled garden within which is a single storey barn which comprises a former butchers shop, preparation rooms and storage facilities. In addition, there is a mainly timber barn which provides garaging facilities. Both buildings may have further potential to convert to living accommodation, although purchasers would need to make their own enquiries of the relevant authorities regarding any alternative use. The gardens extend to approximately 0.4 of an acre (stms).





GROUND FLOOR  
APPROX. FLOOR  
AREA 1786 SQ.FT.  
(166.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 911 SQ.FT.  
(84.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2697 SQ.FT. (251.0 SQ.M.)  
Measurements are approximate. 100% to include. Excludes balconies etc.  
Made with ArchiLogic 02/16



**Tenure:** Freehold

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

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

**Viewings:** 29th August 10:00- 10:30. 4th September 10:00-10:30.

**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.

# 6 Glebe Road, Norwich, Norfolk NR2 3JG

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



**Hall entrance terrace house requiring full modernisation located within the Golden Triangle**

Having previously been tenanted, this four bedroom over the passage hall entrance, mid terrace house is now to be sold with vacant possession. The property is partially double glazed and requires a modernisation programme to realise its full potential and is ideal for the builder, investor or private individual looking for a renovation project.

Glebe Road is situated off Unthank Road in a much favoured residential area and is within easy access of the University of East Anglia, Norfolk and Norwich University Hospital and city centre.

**Description:**

**Ground Floor:** Entrance hall, sitting room, dining room, breakfast room, kitchen, bathroom, separate w.c.

**First Floor:** Large landing, four bedrooms.

**Outside:** Small front garden, rear garden with shed with electric.



**Tenure:** Freehold

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

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

**Viewing:** 20th August 09:30 - 10:00. 27th August 09:30 - 10:00. 3rd September 09:30 - 10:00.

**Energy Performance Certificate (EPC):** Current Rating E

**Additional Fees**

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

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £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 2

Thursday 12th September 2019  
2.00pm

AUCTION  
HOUSE

EAST ANGLIA

## Lots 40 - 49

(unless previously sold or withdrawn)

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London Road  
Ipswich IP2 0UA



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# 48 Foundry Lane, Ipswich, Suffolk IP4 1DJ

\*GUIDE PRICE: **£80,000+** (plus fees)



## A waterfront apartment offering a first class investment opportunity

Situated on the fringe of the town centre a stone's throw from the town's vibrant waterfront is this two bedroom third floor apartment.

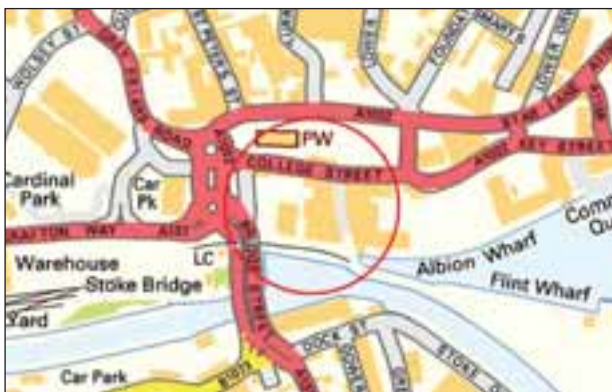
The lift served property offers a large open plan kitchen/living area with a balcony, double glazing and would suit both an owner occupier or an investor looking to start or add to an existing portfolio.

### LEASE DETAILS:

Lease - 125 years from January 2005  
 Ground Rent - £400 per annum  
 Service Charge - £2,538.36 per annum



TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)  
 Measurements are approximate. Not to scale. Suitable purposes only.  
 Made with Metropac 02/13

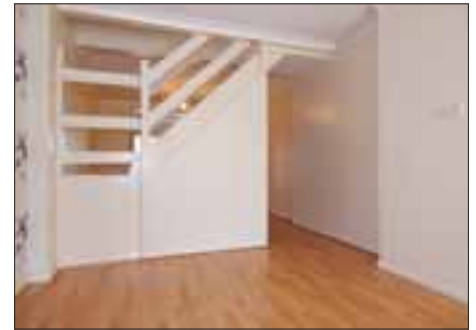


**Tenure:** Leasehold  
**Local Authority:** Ipswich Borough Council. Tel: 01473 432000  
**Solicitors:** Moore Blatch, Gateway House, Tollgate, Chandlers Ford, Eastleigh, SO53 3TG. Tel: 023 8071 8000. Ref: Olivia Hiscock.  
**Viewing:** 29th August 11:00 - 11:30. 30th August 13:00 - 13:30. 4th September 11:45 - 12:15.  
**Energy Performance Certificate (EPC):** Current Rating E

**Additional Fees**  
**Buyer's Premium:** £900 inc VAT payable on exchange of contracts.  
**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £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: £140,000 - £160,000 (plus fees)

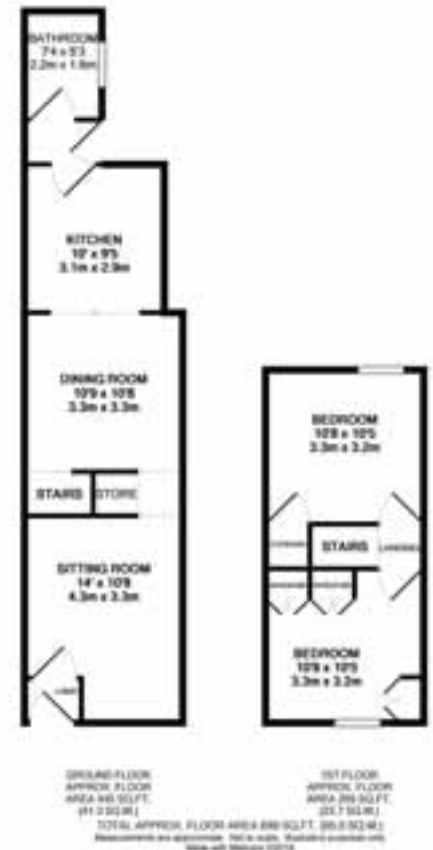


A ready made investment in a sought after east Ipswich location

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.  
**Viewing:** 29th August 11:45 - 12:15. 30th August 12:15 - 12:45. 6th September 12:30 - 13:00.  
**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.

# Cindy's Lair, Bury Road, Mildenhall, Suffolk IP28 7HT

\*GUIDE PRICE: **£280,000 - £320,000** (plus fees)



**A surprisingly spacious detached bungalow in a desirable private road location**

Situated along a tree lined private road to the west of Mildenhall town centre is this highly individual brick built, timber clad detached bungalow.

The property offers particularly well proportioned and versatile accommodation extending to over 1400 sq ft which includes a 22' living room, a magnificent fitted kitchen with integrated appliances and 4/5 bedrooms.

To the front is gravelled parking with space for several vehicles and to the rear are two areas of low maintenance garden primarily laid to astroturf, together with raised decking, a bar and sauna.

With just minor cosmetic attention required and priced at a level that represents a six figure saving on the previously quoted figure, this is certainly an opportunity that shouldn't be overlooked.



**Tenure:** Freehold  
**Local Authority:** Forest Heath District Council. Tel: 01638 719000  
**Solicitors:** Attwells Solicitors LLP, Sun Buildings, 35-37 Princes Street, Ipswich, IP1 1PU. Tel: 01473 229857. Ref: Tanya Warnes.  
**Viewing:** 3rd September 11:00 - 11:45. 5th September 11:00 - 11:45.  
**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.





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# 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:** Attwells Solicitors LLP, Sun Buildings, 35-37 Princes Street, Ipswich, IP1 1PU. Tel: 01473 229857. Ref: Tanya Warnes.

**Viewing:** 23rd August 14:00 - 14:45. 28th August 11:15 - 12:00. 30th August 11:15 - 12:00. 6th September 11:30 - 12:15.

**Energy Performance Certificate (EPC):** Current Rating E

**Additional Fees**

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

# Brambledown, Stoke Road, Thorndon, Eye, Suffolk IP23 7JG

\*GUIDE PRICE: **£400,000 - £450,000** (plus fees)



**A most attractive converted barn in approximately one acre**

Set well back from the road in the heart of this desirable west Suffolk village is this highly individual converted barn offering a wealth of character.

Thorndon is served by a primary school, community shop, a public house and is situated some three miles from the town of Eye and easily accessible from the A140 Ipswich to Norwich road.

The conversion is around 90% complete and offers versatile accommodation including a self contained section which can be utilised as an annexe or potentially holiday lets.

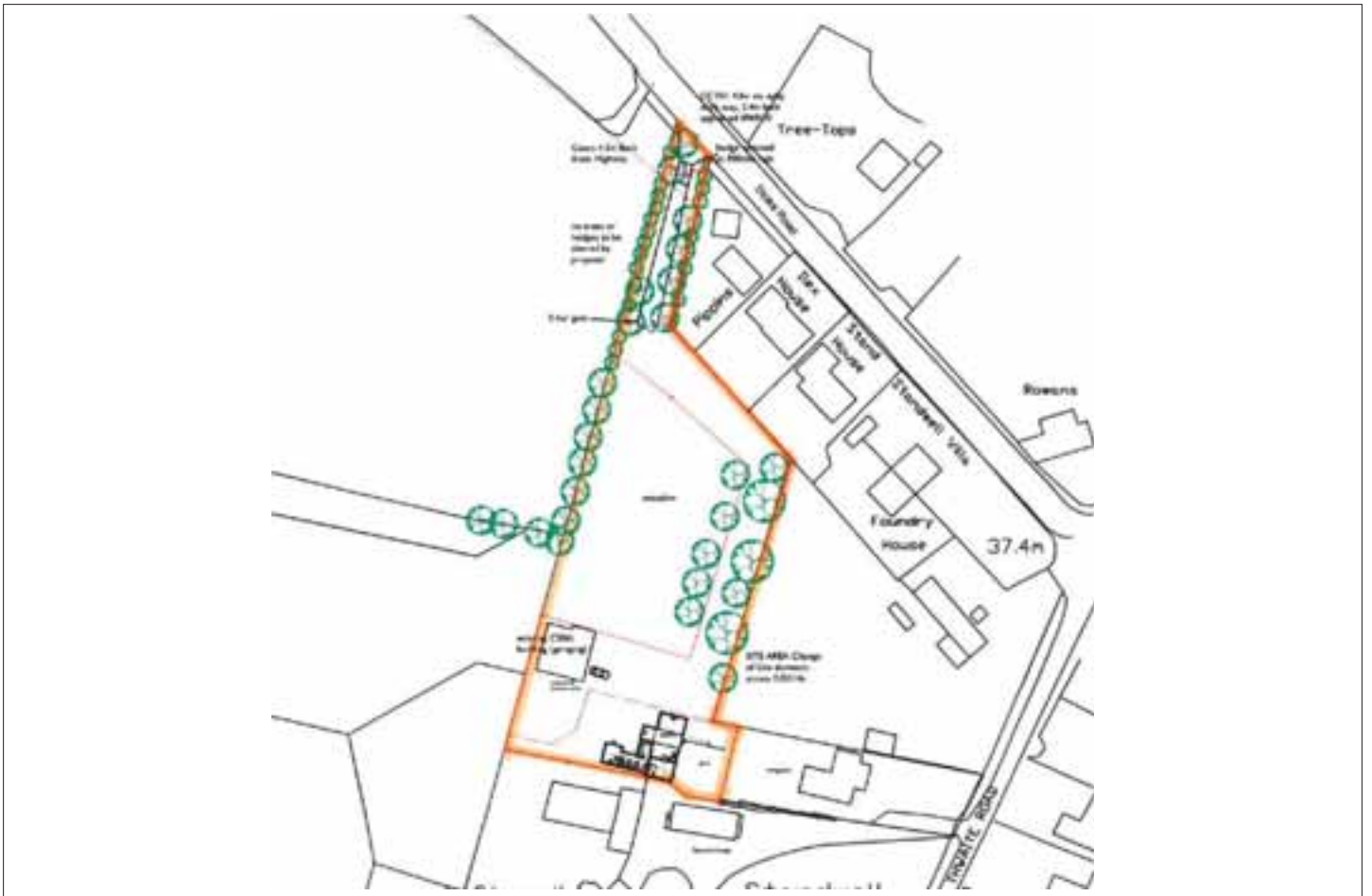
The property stands in around 1 acre and is approached by a long drive with a meadow to one side offering potential for a planning gain, prospective purchasers are advised to make their own enquiries to Mid Suffolk District Council in this respect.

Within the grounds is a useful block built outbuilding with power connected, a double cart shed and a good size, partially walled garden to one side.

A tremendous opportunity which shouldn't be missed and we strongly advise attending one of the scheduled Open Viewings.

**Partner Agent:**





**Tenure:** Freehold

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

**Solicitors:** Selig Partners, 7a Wellington Road, London, NW10 5LJ. Tel: 0203 432 7180. Ref: Nikki Shamash.

**Energy Performance Certificate (EPC):** Current Rating D

**Viewings:** Please call Auction House on 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.

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

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

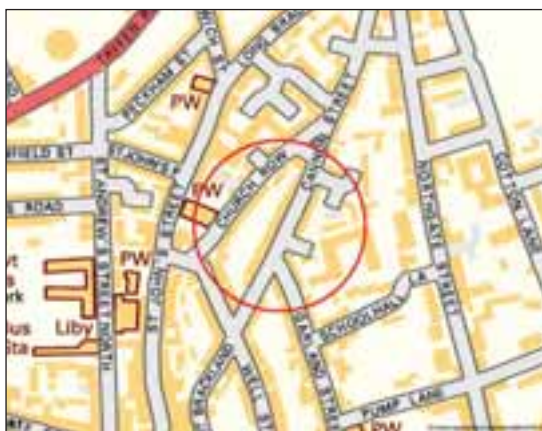


**A spacious three storey terraced house requiring full modernisation**

This well proportioned terraced house is situated in a highly desirable central location and within walking distance of the wide range of amenities the town has to offer.

Configured over three floors plus a basement, the accommodation offers two reception rooms, three bedrooms, a first floor bathroom and gardens to the front and rear.

The property now requires full modernisation but offers tremendous potential to bring into the 21st Century and provide a comfortable family home in a much sought after area.



**Tenure:** Freehold  
**Local Authority:** St Edmundsbury Borough Council. Tel: 01840 763233  
**Solicitors:** Wilsons, 20 The Grove, Ilkley, LS29 9EG. Tel: 01943 602998. Ref: Oliver Taman.  
**Viewing:** 27th August 10:00 - 10:30. 2nd September 11:00 - 11:30. 3rd September 09:45 - 10:15. 5th September 09:45 - 10:15.  
**Energy Performance Certificate (EPC):** Current Rating E

**Additional Fees**  
**Buyer's Premium:** £900 inc VAT payable on exchange of contracts.  
**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £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 Turner Road, Ipswich, Suffolk IP3 0LY

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



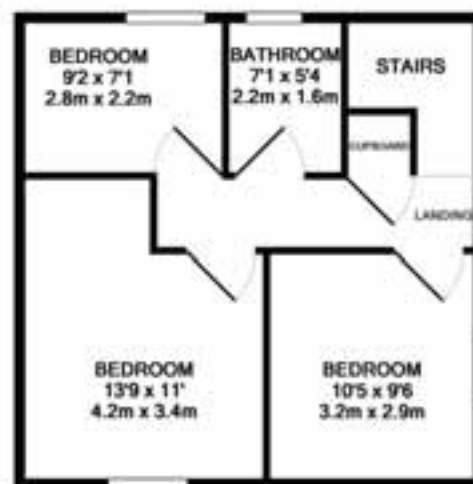
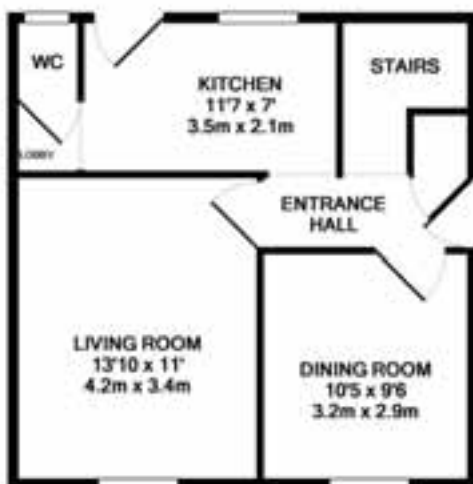
**A spacious semi detached house on a corner plot**

Situated on the south east side of Ipswich is this spacious semi detached house which would benefit from further improvement.

The property offers three bedroom accommodation with two reception rooms, good size kitchen, ground floor cloakroom, a first floor bathroom and also benefits from double glazing and gas central heating.

There are gardens to the front, side and rear with plenty of space for off road parking and we believe this Lot will have considerable appeal to investors and end users alike.

**Partner Agent:**



**Tenure:** Freehold

**Local Authority:** Ipswich Borough Council. Tel: 01473 432000

**Solicitors:** Attwells Solicitors LLP, Sun Buildings, 35-37 Princes Street, Ipswich, IP1 1PU. Tel: 01473 229857. Ref: Tanya Warnes.

**Energy Performance Certificate (EPC):** Current Rating D

**Viewing:** 28th August 10:30 - 11:00. 30th August 10:30 - 11:00. 4th September 11:00 - 11:30.

**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.

**Building Land, Wetheringsett House, Church Street, Wetheringsett IP14 5PH**

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



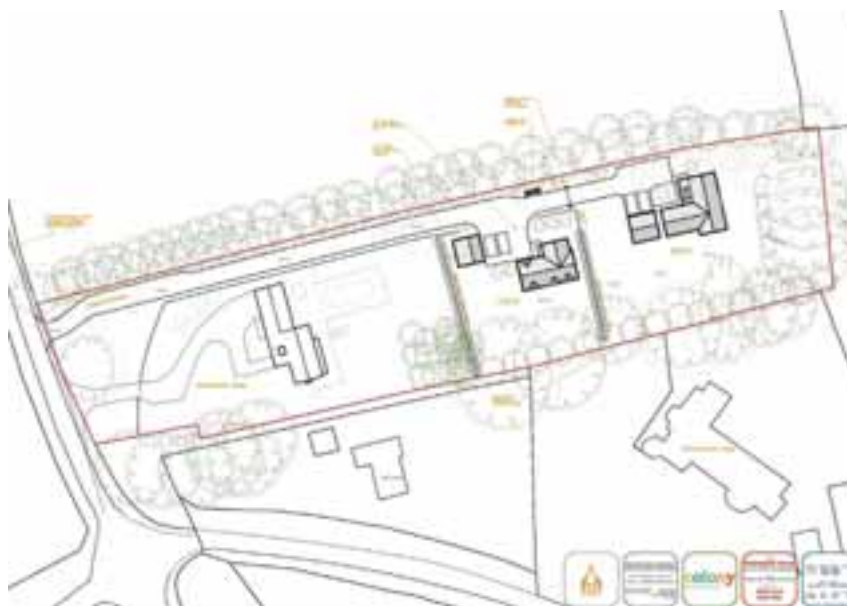
**Two large and delightfully situated building plots in a sought after village with consent for superior dwellings**

This superior parcel of development land extends to approximately 0.87 acres and is situated in the delightful village of Wetheringsett just a mile or so from the A140 running between Ipswich and Norwich.

Full Planning Permission (Application No. DC/17/03492) has been granted by Mid Suffolk District Council for the construction of a 5 bedroom house (2 en-suite) and a 4 bedroom house (1 en-suite) extending to approximately 2800 sq ft and 2200 sq ft respectively, both with double garages. The consent document along with full drawings are available within the online legal pack.

Opportunities of this quality rarely present themselves and we anticipate broad interest from discerning developers.

**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:** Lennons, Chess Chambers, 2 Broadway Court, Chesham, HP5 1EG. Tel: 01494 773377.

Ref: Jackie Stay.

**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.



# 15 Kenyon Street, Ipswich, Suffolk IP2 8DH

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



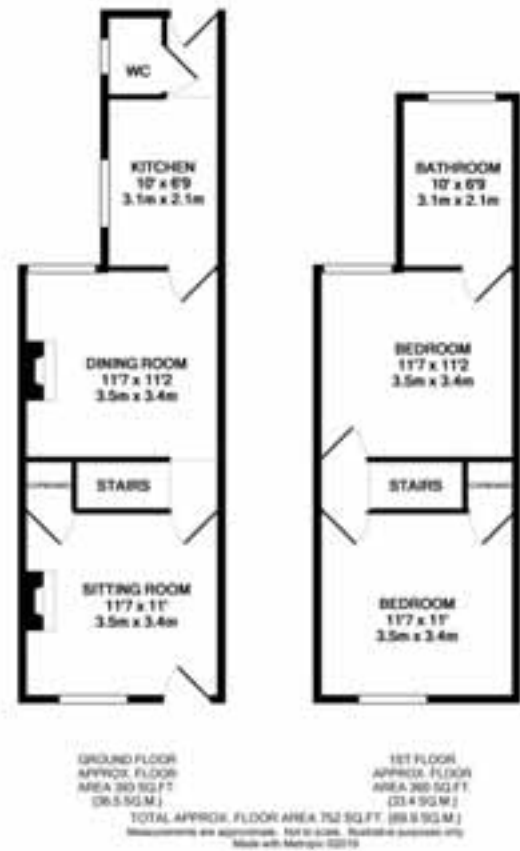
**A superb Victorian end terraced house in 'turn key' condition**

Situated to the south of Ipswich town centre is this particularly well presented end terraced house ready for immediate occupation.

The property offers two bedroom accommodation which features natural wood flooring, cast iron fireplaces, a fitted kitchen, a ground floor cloakroom as well as a lovely first floor bathroom with a four piece suite, gas central heating and double glazing.

To the rear is a good size and sunny garden with side gate pedestrian access.

This property is ready made for an owner occupier or investor and we strongly recommend attending one of the scheduled Open Viewings.



**Tenure:** Freehold  
**Local Authority:** Ipswich Borough Council. Tel: 01473 432000  
**Solicitors:** Attwells Solicitors LLP, Sun Buildings, 35-37 Princes Street, Ipswich, IP1 1PU. Tel: 01473 229857. Ref: Tanya Warnes.  
**Viewing:** 28th August 14:15 - 14:45. 2nd September 16:00 - 16:30. 5th September 16:30 - 17:00.  
**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.

## 24 Haven Close, Felixstowe, Suffolk IP11 2LF

\*GUIDE PRICE: **£165,000 - £185,000** (plus fees)



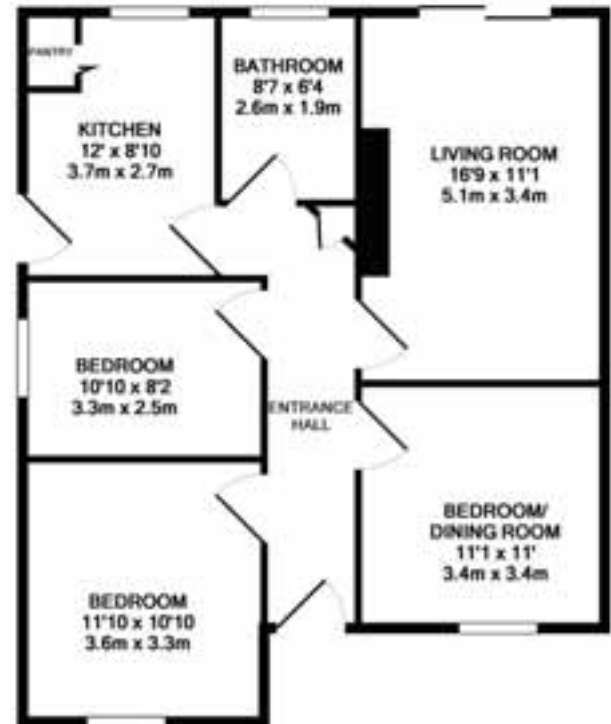
### A well proportioned semi detached bungalow requiring updating

Situated in a highly desirable and quiet cul de sac location is this semi detached bungalow in need of updating.

The property offers versatile accommodation including a 16'9" living room, 12' kitchen and either 3 bedrooms or 2 with a separate dining room.

To the front is plenty of parking space and to the rear a private garden which requires landscaping.

Suited to couple or a family, this lot is sure to generate broad interest.



TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix G2019



**Tenure:** Freehold

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

**Solicitors:** Attwells Solicitors LLP, Sun Buildings, 35-37 Princes Street, Ipswich, IP1 1PU. Tel: 01473 229857. Ref: Tanya Warnes.

**Viewing:** 23rd August 15:30 - 16:00. 28th August 13:15 - 13:45. 30th August 16:30 - 17:00. 6th September 13:30 - 14:00.

#### 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.



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# Start of day 3

Friday 13th September 2019

12.00 noon

AUCTION  
HOUSE

EAST ANGLIA

## Lots 50 - 69

(unless previously sold or withdrawn)

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



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# Flintstones, Castle Road, Wormegay, Kings Lynn PE33 0SG

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



**A three bedroom semi detached brick and flint cottage with open farmland views**

This three bedroom semi detached character brick and flint cottage with open farmland views is located in the small village of Wormegay.

The deceptively spacious property not only benefits from good sized accommodation but also has its own drive and garden to rear.

**Description:**

**Ground Floor:** Entrance hall, inner hall, living room, dining room, kitchen, utility room and conservatory.

**First Floor:** Three bedrooms, bathroom, separate w.c.

**Outside:** Own drive providing off road parking, garden to rear.



1ST FLOOR  
 APPROXIMATE DIMENSIONS  
 AREA 146.50 SQ FT (13.53 SQ M)  
 1ST FLOOR DIMENSIONS: 12.7m x 9.6m (41'0" x 31'6")  
 2ND FLOOR DIMENSIONS: 12.7m x 9.6m (41'0" x 31'6")  
 See also Section 2.1.1



**Partner Agent:**



**Tenure:** Freehold

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

**Solicitors:** Fraser Dawbarns, 29 London Road, Downham Market, PE38 9AS. Tel: 01366 381810. Ref: Iain Grimes.

**Viewing:** 30th August 13:00 - 13:30. 3rd September 13:00 - 13:30. 10th September 13:00 - 13:30.

**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.

# 32 Elm Road, March, Cambridgeshire PE15 8PA

\*GUIDE PRICE: **£75,000 - £85,000** (plus fees)



**Terraced two bedroom cottage situated on the edge of the town in need of modernisation and improvement offered with vacant possession**

This two bedroom cottage is in need of updating and overlooks a green area to the front. The property is in walking distance of the main line rail link into Cambridge and London.

The cottage offers a 12'5 x 14' living room, kitchen, rear lean-to, washroom and W.C. on the ground floor with two bedrooms and a bathroom on the first floor.

The market town of March has numerous shopping and recreational facilities together with the main line rail link.

**Description:**

**Ground Floor:** Living room, kitchen, rear lean-to, washroom and W.C.

**First Floor:** Two bedrooms, bathroom.

**Outside:** Rear yard.



**Tenure:** Freehold

**Local Authority:** Fenland District Council. Tel: 01354 654321

**Solicitors:** SCJ Solicitors, Units 1 & 3, 38-40 High Street, Gwynedd, LL55 1RH. Tel: 01286 677 897.

Ref: Samantha Jones.

**Viewing:** 29th August 10:30 - 11:00. 5th September 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.

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

**\*GUIDE PRICE: £100,000 - £120,000 (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:**

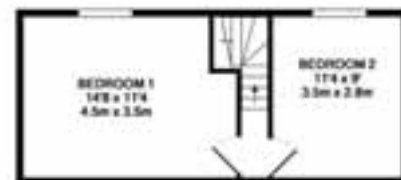
**Ground Floor:** Entrance lobby, living room, kitchen (not fitted), conservatory, bathroom

**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. No liability. Don't rely on figures unless confirmed in writing.



**Tenure:** Freehold

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

**Solicitors:** Leeds Day, Godwin House, George Street, Huntingdon, PE29 3BD. Tel: 0833 567. Ref: Kelvin Hine.

**Viewing:** 30th August 10:00 - 10:30. 3rd September 10:00 - 10:30. 10th September 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.

# 49 Queens Avenue, Kings Lynn, Cambridgeshire PE30 5LR

\*GUIDE PRICE: **£115,000** (plus fees)



**A terraced three bedroom house in need of renovation and improvement facing onto the River Great Ouse**

This three bedroom house would be ideal for a developer or investor to renovate and create a single dwelling or an HMO. The property offers three reception rooms, kitchen and a rear lobby with three bedrooms and a bathroom on the first floor.

South Lynn is located just outside the town and offers some local facilities with more extensive facilities found at Kings Lynn town including a main line rail link into Ely, Cambridge and London Kings Cross.

**Description:**

**Ground Floor:** Hall, lounge, sitting room, dining room, kitchen, rear lobby.

**First Floor:** Three bedrooms, bathroom.

**Outside:** Garden at rear.



**Tenure:** Freehold

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

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

**Viewing:** 29th August 15:30 - 16:00. 5th September 15:30 - 16:00. 9th September 10:00 - 10:30.

**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.



Riverview, West River Bank Lynn Road, Wighenhall St. Germans PE34 3EU

\*GUIDE PRICE: £250,000 (plus fees)



**A double bay fronted four bedroom detached residence and former Granary barn with river views**

This four bedroom detached residence is arranged over three floors and was built circa. 1898. The property retains some original features including fireplaces, timber flooring and beamed ceilings.

The former Granary is an L shaped period barn which had planning permission granted in 2003 for the conversion of the workshop and barn to form one residential unit. The planning permission expired in 2006.

The property nestles on the bank of the River Great Ouse with far reaching views and is positioned in the centre of St Germans village with local store, public house, primary school and post office. Kings Lynn is around 4 miles away with further shopping facilities and mainline railway station.

**Description:**

**Lower Ground Floor:** Kitchen/ breakfast room, dining room, utility room

**Ground Floor:** Living room, two bedrooms

**First Floor:** Two bedrooms, bathroom

**Outside:** Enclosed rear garden.



Partner Agent:



**Tenure:** Freehold

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

**Solicitors:** Margaret Pender, St Marys, Ridgeway Road, Pyrford, Woking, GU22 8PR. Tel: 01932352653.

**Viewing:** 30th August 11:30 – 12:00. 3rd September 11:30 – 12:00. 10th September 11:30 – 12:00.

**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.

# 1 Station Road, Littleport, Ely, Cambridgeshire CB6 1QE

\*GUIDE PRICE: **£205,000** (plus fees)



**A well proportioned end terrace six bedroom house with accommodation on three levels in need of modernisation and improvement.**

This six bedroom house would be ideal for an investor looking to create, with the necessary planning and licences, a six bedroom HMO.

The accommodation has lounge, kitchen, dining room and a cloaks/w.c. on the ground floor. Three beds and a bathroom on the first floor and three further bedrooms and a bathroom on the second floor.

Littleport is located north of the famous Cathedral City of Ely with local shops and a main line rail link into Ely, Cambridge and London Kings Cross.

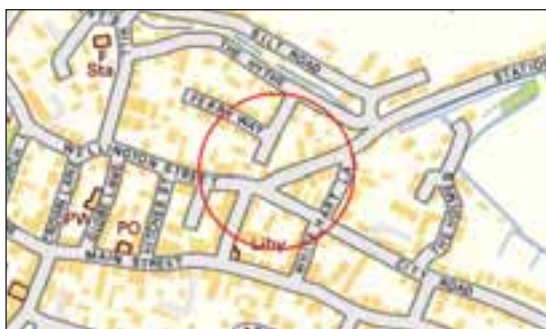
**Description:**

**Ground Floor:** Hall, cloaks/w.c., lounge, dining room, kitchen.

**First Floor:** Three bedrooms, bathroom.

**Second Floor:** Three bedrooms, shower room.

**Outside:** Gardens at rear.



**Tenure:** Freehold

**Local Authority:** East Cambridgeshire District Council

**Solicitors:** Notary Express, 12 Upper King Street, Norwich, NR3 1HA. Ref: Merlin Batchelor.

**Viewing:** 23rd August 13:00 – 13:30. 30th August 13:00 – 13:30. 6th September 13:00 – 13:30.

**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.

## 2 Le Strange Terrace, Hunstanton PE36 5AJ

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



### A substantial corner commercial property in need of complete refurbishment

The premises is a blank canvas and is in need of complete refurbishment to all three floors. There is currently use for a restaurant to the ground floor with former kitchen area and toilet. The first floor provides a double aspect room with sea views, a further room, a former kitchen and former bathroom. To the second floor there are two further rooms, one with sea views to front. There is also parking to the rear of the property.

The premises is located in the popular seaside resort of Hunstanton on the North Norfolk coast. There are a range of shops, restaurants and bars in the town as well as supermarkets, banks and building societies.

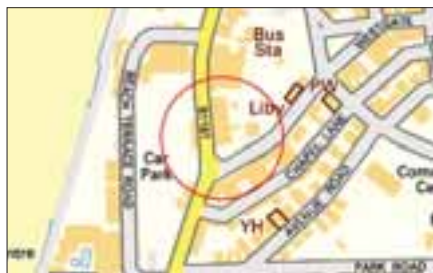
#### Description:

**Ground Floor:** Restaurant areas, former kitchen, toilet

**First Floor:** 2 rooms, former kitchen, former bathroom

**Second Floor:** Two further rooms

**Outside:** Parking area.



Partner Agent:



**Tenure:** Freehold

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

**Solicitors:** Rivergate Legal, 3 Temple Quay, Bristol, BS1 6DZ. Tel: 01174405000. Ref: Gemma Millard.

**Viewing:** 31st August 11:30 - 12:00. 4th September 16:00 - 16:30. 11th September 16:00 - 16:30.

**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £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 Old Market Street, Kings Lynn, Norfolk PE30 1NL

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



**A semi-detached three bedroom cottage in the centre of town with a potential rental income in the region of £675pcm**

This semi detached cottage has been modernised and improved throughout and is offered with vacant possession. Offering generous accommodation, the cottage provides three first floor bedrooms, 21 ft lounge/diner, kitchen with fitted oven and hob and a yard area.

Kings Lynn provides shops and recreational facilities and a main line rail link into London Kings Cross. The town offers road links to the north Norfolk coast and Sandringham.

**Description:**

**Ground Floor:** Lounge/diner, kitchen, utility area, bathroom

**First Floor:** Three bedrooms

**Outside:** Garden to front and rear, yard area with side access.



**Partner Agent:**



**Tenure:** Freehold

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

**Solicitors:** Ward Gethin Archer, 3 Regis Place, North Lynn Industrial Estate, Kings Lynn, PE30 2JN. Tel: 01553 660033. Ref: Anna Hall.

**Viewing:** 30th August 15:15 - 15:45. 3rd September 15:15 - 15:45. 10th September 15:15 - 15:45.

**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.

1 Alma Road, Peterborough PE1 3AN

\*GUIDE PRICE: £100,000 (plus fees)



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

This two bedroom semi detached house has a tenant on a short hold 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.

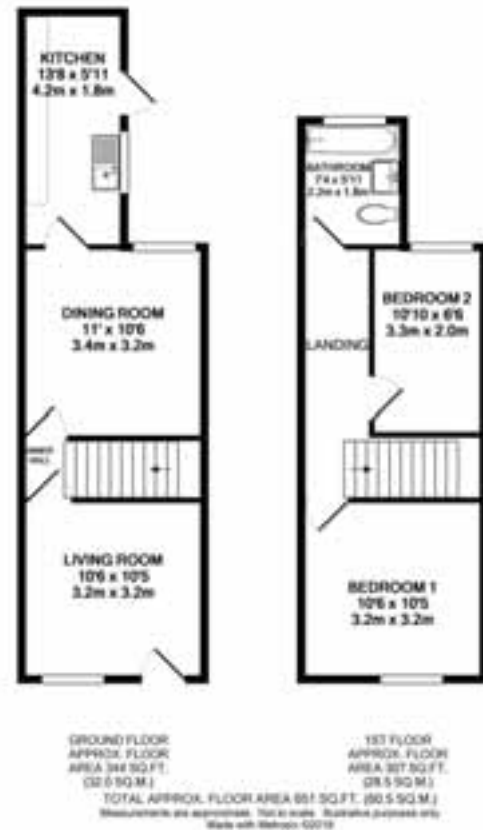
Peterborough offers shopping and recreational facilities with a main line rail link into London Kings Cross.

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: 29th August 09:00 - 09:30. 5th September 09:00 - 09:30.

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 PE1 3AN

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



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

This three bedroom semi detached house is offered with a tenant on a 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.

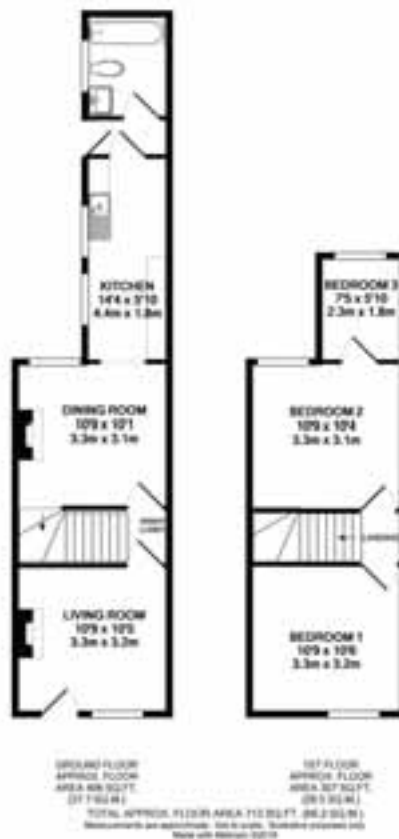
Peterborough offers a wealth of shops and recreational facilities with a main line rail link into London Kings Cross.

**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:** 29th August 09:00 - 09:30. 5th September 09:00 - 09:30.

**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.

1 Crown Street, Peterborough PE1 3HX

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



An end terrace three bedroom house with a tenant providing an income of £7,320 pa.

This three bedroom end terrace house has a tenant providing an income of £7,320 pa (£610 pcm). The property has two reception rooms, a kitchen and a bathroom on the ground floor with three bedrooms on the first floor. Outside a garden can be found at the rear.

Peterborough offers a wealth of shopping and recreational facilities with a main line rail link into London Kings Cross located in the city.

Description:

Ground Floor: Lounge, dining room, kitchen, bathroom

First Floor: Three bedrooms

Outside.: Garden to the rear.



Tenure: Freehold

Local Authority: Peterborough City Council. Tel: 01733 747474

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

Viewing: 29th August 09:45 - 10:15. 5th September 09:45 - 10:15.

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £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 Havenfield, Arbury Road, Cambridge, Cambridgeshire CB4 2JY

\*GUIDE PRICE: **£65,000 - £85,000** (plus fees)



**A first floor one bedroom flat for the over 60s in a retirement complex**

This one bed first floor flat is exclusively for over 60 year old buyers situated in a complex which includes a communal lounge and communal gardens for the residents use.

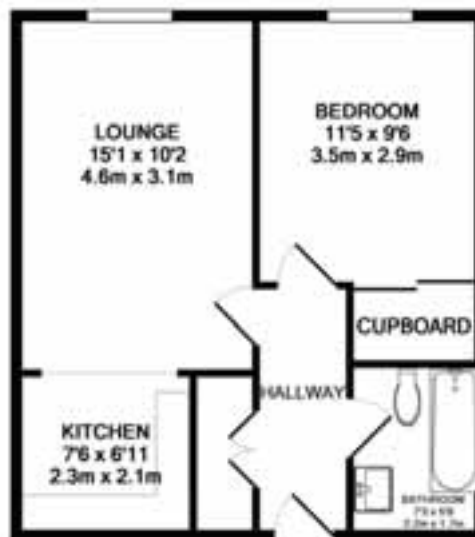
The property could be let to a person over the age of 60 and comprises hall, lounge, kitchen, bedroom and a bathroom.

Havenfield is located off Arbury road on the northern side of Cambridge. Arbury road offers local shops with more extensive facilities located in the city including a main line rail link into London Liverpool Street and Kings Cross stations.

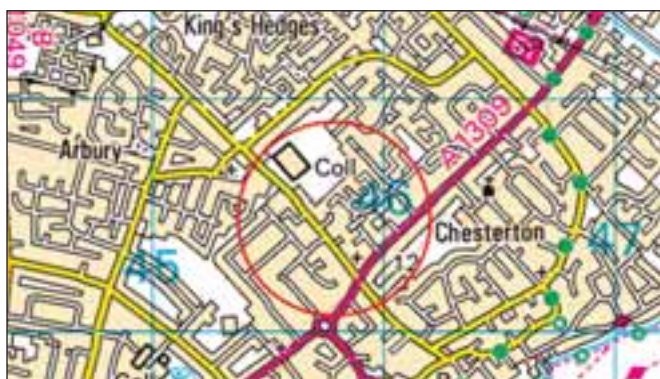
**Description:**

**Accommodation:** Hall, lounge, kitchen, bedroom, bathroom

**Outside:** Communal gardens.



TOTAL APPROX. FLOOR AREA 432 SQ. FT. (40.1 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2019



**Tenure:** Leasehold. 99 year Lease dated 1st October 1985. 66 years remaining. Ground rent is £545.36 pa

**Local Authority:** Cambridge City Council. Tel: 01223 457000

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

**Viewing:** Please call the Auctioneer on 01733 889 833

**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.



# 111 Grafton Road, Kings Lynn PE30 3EY

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



**A three bedroom semi-detached house with own drive to garage, located in the sought after Reffley area of Kings Lynn**

This three bedroom semi-detached house is positioned in the sought after Reffley area of Kings Lynn. The accommodation comprises entrance hall, living/dining room, kitchen and conservatory to the ground floor. On the first floor there are three bedrooms and bathroom.

Outside there is a generous front garden with own drive and access to garage. There is also a garden to rear with open views.

**Description:**

**Ground Floor:** Entrance hall, living/dining room, kitchen, conservatory  
**First Floor:** Three bedrooms, bathroom  
**Outside:** Front and rear gardens, garage.



**Tenure:** Freehold  
**Local Authority:** Kings Lynn and West Norfolk Borough Council. Tel: 01553 616200  
**Solicitors:** Ward Gethin Archer, 3 Regis Place, Bergen Way, Kings Lynn, PE30 2JN. Tel: 01553 660033.  
 Ref: Alex Lawrence.  
**Viewing:** 30th August 16:15 - 16:45. 3rd September 16:15 - 16:45. 10th September 16:15 - 16:45.  
**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.

# 8 Railway Road, Kings Lynn PE30 1NE

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



**A two bedroom terraced house in the centre of Kings Lynn in need of some updating and modernisation**

This two bedroom house is located in Railway Road with easy access to the town and railway station providing access to Cambridge and London Kings Cross.

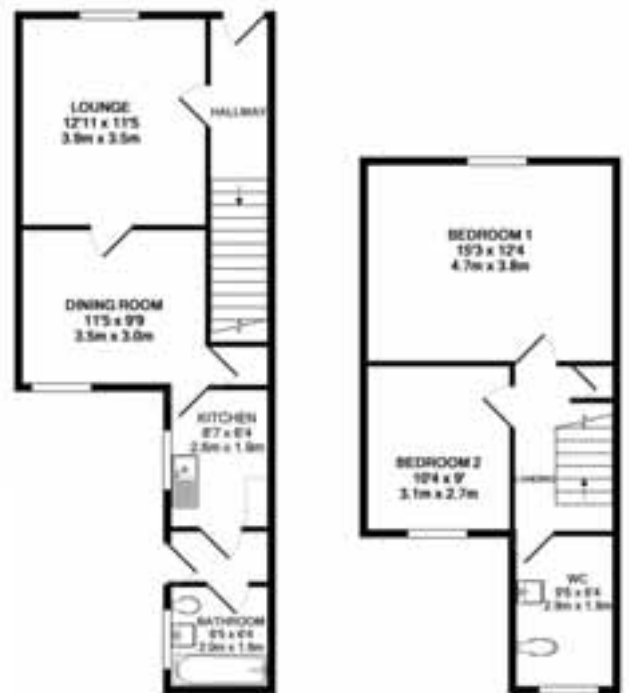
The property has an entrance hall, lounge, dining room, kitchen and a ground floor bathroom. The first floor provides two bedrooms and a first floor w.c. Outside there is a rear courtyard with pedestrian rear access.

**Description:**

**Ground Floor:** Hall, lounge, dining room, kitchen, bathroom

**First Floor:** Two bedrooms, w.c.

**Outside.:** Rear courtyard with pedestrian access.

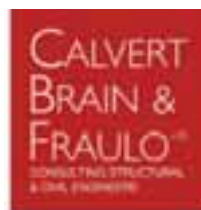


GROUND FLOOR  
APPROX. FLOOR  
AREA 461 SQ.FT.  
(42.8 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 408 SQ.FT.  
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.5 SQ.M.)  
Measurements are approximate. Not to scale. Specialist survey only.  
Made with Metropack G275.

**Introducer :-**



**Tenure:** Freehold

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

**Solicitors:** Fraser Dawbarns, 21 Tuesday Market Place, Kings Lynn, PE301JW. Tel: 01553 666600. Ref: Carla Goodyear.

**Viewing:** 30th August 14:30 - 15:00. 3rd September 14:30 - 15:00. 10th September 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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## Plot/Building Land

### Land to side of 20 Saddlebow Road, Kings Lynn, PE30 5BH

\*GUIDE PRICE:

**£50,000** (plus fees)

#### A building plot with outline planning for a three bedroom detached house

The building plot is located in Saddlebow Road, South Lynn with existing outbuilding to rear. There is outline planning permission for a three bedroom detached house with detached garage.

#### Description:

**Planning Permission:** Outline planning permission for a three bedroom detached house. Further details available on the Borough Council of Kings Lynn and West Norfolk public access planning portal under reference 17/01684/O.

**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.

#### 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.



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

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

\*Description on Auction Information page



# DEVELOPMENT AND EXIT FINANCE

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177 Dogsthorpe Road, Peterborough PE1 3AT

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



A two bedroom terraced house with a tenant providing an income of £7,320pa.

This two bedroom terraced house has a long term tenant who pays £7,320pa (£610pcm). Ideal for a purchaser looking for an investment property.

The house offers a lounge/diner and kitchen with two bedrooms and a bathroom on the first floor. Outside at rear is a garden.

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

**Description:**

**Ground Floor:** Lounge/diner, kitchen

**First Floor:** Two bedrooms, bathroom

**Outside:** Garden at rear.



**Tenure:** Freehold  
**Solicitors:** Terrells Solicitors, 61 Lincoln Road, Peterborough, PE1 2SE. Tel: 01733 896789 Ref: Mr R Terrell  
**Viewing:** 29th August 10:30 - 11:00. 5th September 10:30 - 11:00.  
**Energy Performance Certificate (EPC):** Current Rating D

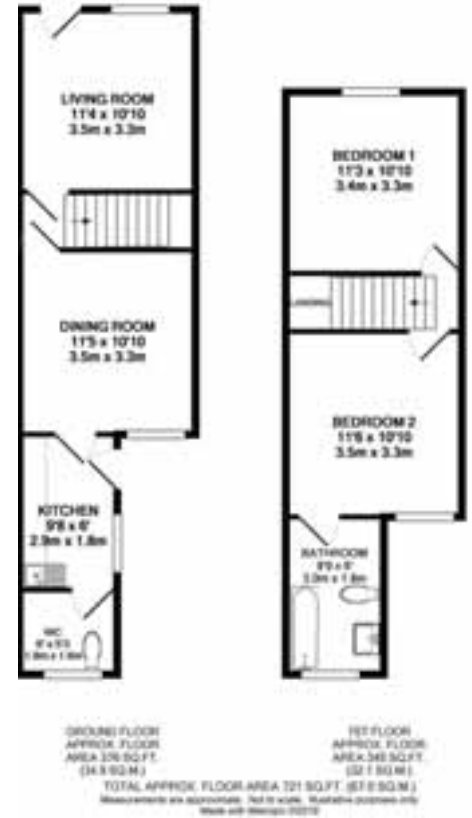
**Additional Fees**

**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.

376 Lincoln Road, Peterborough PE1 2NA

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



A two bedroom mid terrace house with a tenant on a Shorthold Tenancy producing £6,720 pa.

This two bedroom mid terrace house has a long established tenant providing an income of £6,720 pa (£560 pcm). The property offers two reception rooms a kitchen and a ground floor utility/w.c. On the first floor there are two bedrooms and an en-suite bathroom. Outside there is a garden at the rear.

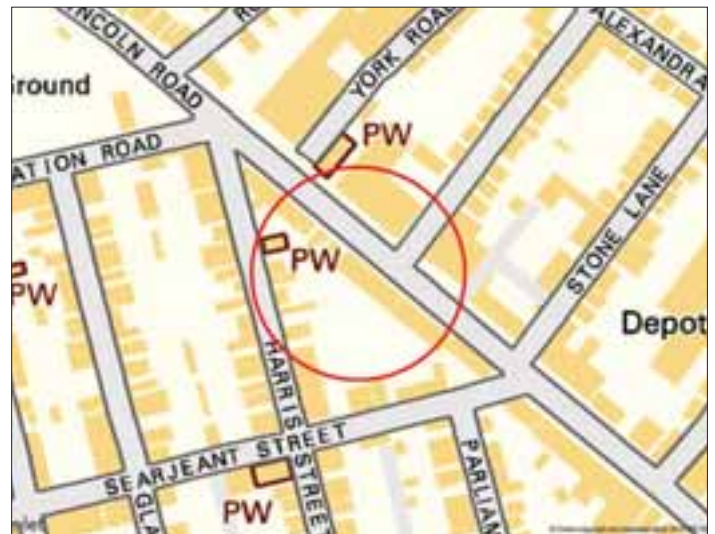
Peterborough provides shopping and recreational facilities with a main line rail link into London Kings Cross.

Description:

Ground Floor: Lounge, dining room, kitchen, utility/w.c.

First Floor: Two bedrooms, en-suite bathroom

Outside: Garden to rear.



Tenure: Freehold

Local Authority: Peterborough City Council. Tel: 01733 747474

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

Viewing: 29th August 11:15 - 11:45. 5th September 11:15 - 11:45.

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.

962 Bourges Boulevard, Peterborough PE1 2AN

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



A two bedroom mid terrace house with tenants on a Shorthold Tenancy providing an income of £6,480 pa.

This two bedroom house is located off the main Bourges Boulevard and is currently let for £6,480 pa (£540 pcm). The property offers two reception rooms, kitchen on the ground floor with two bedrooms and a bathroom on the first floor. Outside there is a garden front and rear.

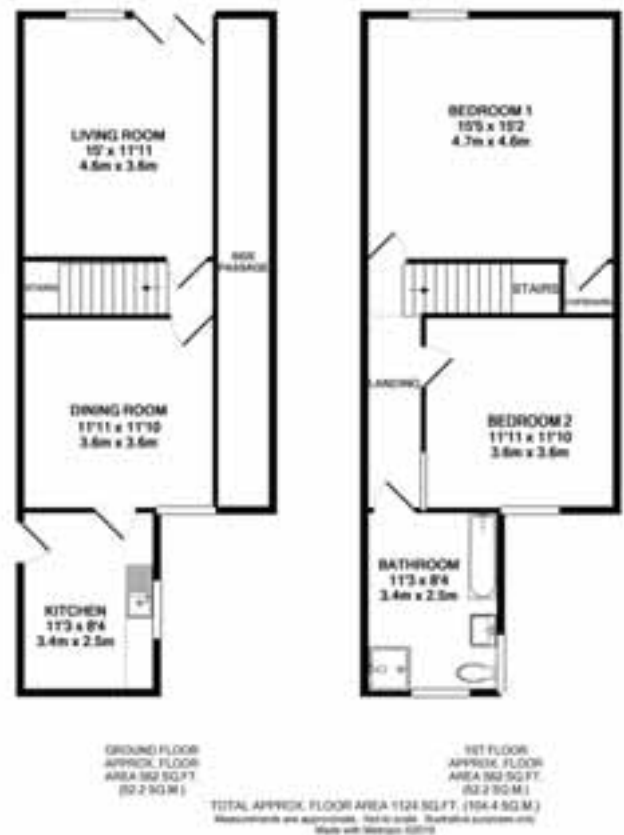
Peterborough provides shopping and recreational facilities with a main line rail link into London Kings Cross.

Description:

Ground Floor: Lounge, dining room, kitchen

First Floor: Two bedrooms, bathroom

Outside: Gardens to front and rear.



Tenure: Freehold

Local Authority: Peterborough City Council. Tel: 01733 747474

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

Viewing: 29th August 12:00 - 12:30. 5th September 12:00 - 12:30.

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.

28 The Croft, Christchurch, Wisbech PE14 9PU

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



A three bedroom end terrace house providing an income from a tenant on a 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.

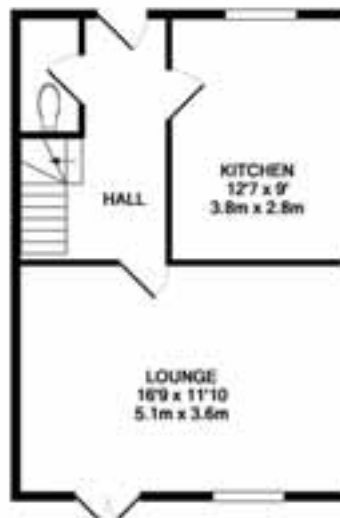
Christchurch is located between Chatteris and March both offering shops and recreational facilities with a main line rail link found at March and Huntingdon. The village has a primary school and a Public House.

Description:

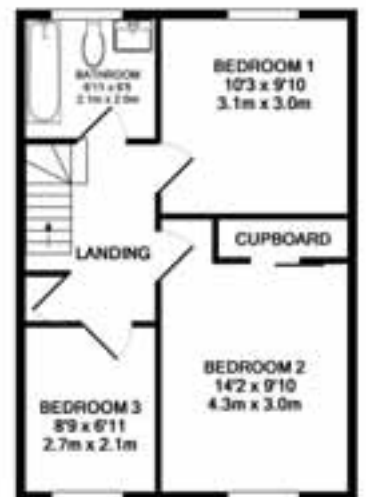
Ground Floor: Hall, cloakroom/w.c., lounge, kitchen

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 Singh.

Viewing: 23rd August 12:00 - 12:30. 30th August 12:00 - 12:30. 6th September 12:00 - 12:30.

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.

## Residential Investment

### 24, 24a, 26, 26a Vergette Street & 55a Bedford Street, Peterborough PE1 4DL

\*GUIDE PRICE: **£320,000** (plus fees)



**A block of 4 flats with 2 two bedroom and 2 one bedroom flats and a separate one bedroom flat to the rear providing a total income of £30,750pa all currently let on Shorthold Tenancies**

This block of 4 flats with 2, 2 bedroom and 2 one bedroom flats and separate 1 bedroom flat to the rear provides a total income of £30,750pa (£2,562.50 pcm) all currently let on Shorthold Tenancies. All of the flats offer a reception room, kitchen, one or two bedrooms and a bathroom or shower room. Each flat has a dedicated parking space.

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

**Description:**

**24 Vergette Street - see floorplan for measurements:**

Ground floor: Lounge, kitchen, two bedrooms, bathroom

**24a Vergette Street:**

First floor: Living room 13ft x 17ft 2in, kitchen 9ft x 11ft 4in, bedroom 1, bedroom 2 11ft 10in x 9ft 4in, bathroom 9ft 2in x 8ft 11in.

**26 Vergette Street - see floorplan for measurements:**

Ground floor: Living room, kitchen, bedroom, shower room

**26a Vergette Street - see floorplan for measurements:**

First floor: Living room, kitchen, bedroom, bathroom

**55a Bedford Street - see floorplan for measurements:**

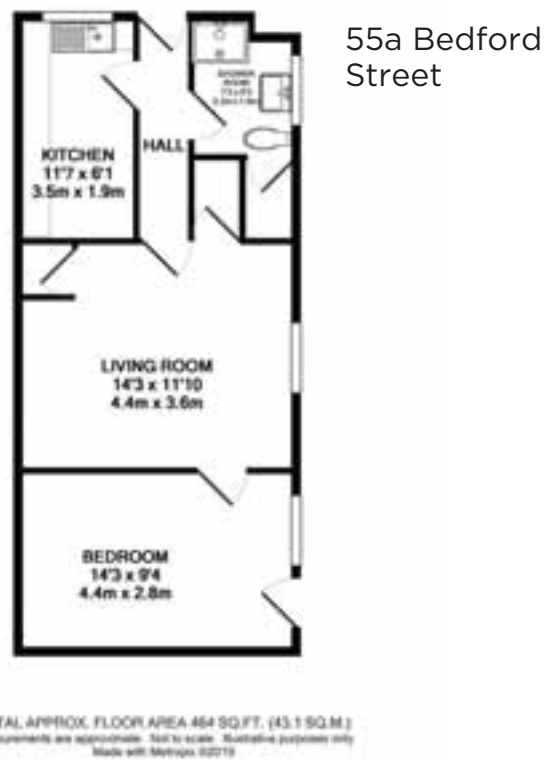
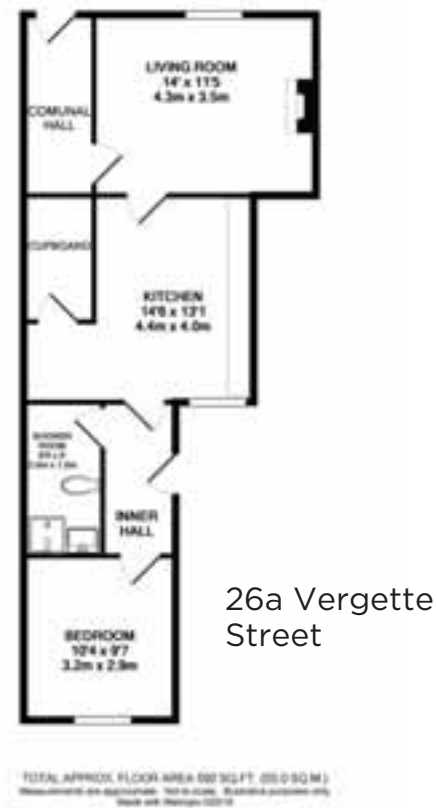
Ground floor: Kitchen, living room, bedroom, shower room

**Outside:** A parking area provides a car parking space for each flat.

**Note:** We have been advised that the landlord currently pays the water rates.







**Tenure:** Freehold

**Local Authority:** Peterborough City Council. Tel: 01733 747474

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

**Viewing:** 29th August 12:45 - 14:00. 5th September 12:45 - 14:00.

**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.

# Have you got a property to sell?

## PROPERTY TYPES IDEAL FOR AUCTION



Properties for Improvement



Tenanted Properties



Residential Investment



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Mixed Use Properties



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**AUCTION  
HOUSE**

# ANTI-MONEY LAUNDERING EXPLAINED

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## 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](mailto:norwich@auctionhouse.co.uk)

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

☎ 01733 889 833

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

17 Neptune Quay  
Ipswich IP4 1QJ

☎ 01473 558 888

✉ [ipswich@auctionhouse.co.uk](mailto: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)

REPRODUCED WITH THE CONSENT OF THE RICS

## G18. LANDLORD AND TENANT ACT 1987

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

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

## G19. SALE BY PRACTITIONER

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

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

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

G19.4 The lot is sold:

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

G19.5 Where relevant:

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

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

## G20. TUPE

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

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

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

## G21. ENVIRONMENTAL

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

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

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

## G22. SERVICE CHARGE

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

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

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

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

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

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

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

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

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

## G23. RENT REVIEWS

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

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

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

G23.4 The seller must promptly:

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

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

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

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

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

## G24. TENANCY RENEWALS

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

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

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

G24.4 Following completion the buyer must:

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

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

## G25. WARRANTIES

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

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

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

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

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

## G26. NO ASSIGNMENT

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

## G27. REGISTRATION AT THE LAND REGISTRY

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

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

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

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

## G28. NOTICES AND OTHER COMMUNICATIONS

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

G28.2 A communication may be relied on if:

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

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

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

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

## G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

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



# NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



## AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Full Name (s):

Name of Company (if applicable):

Home or Company (address):  Postcode:

Tel:  Mobile:

Email:

Hereby authorise Auction House to bid on my behalf by proxy / telephone (delete as applicable) bid for the property detailed below.

I confirm that I have read and understood the General Conditions of Sale and signed the Conditions of Bidding by Proxy or Telephone set out overleaf.

## PROPERTY AND BID DETAILS

Lot No.:  Property Address:

My maximum bid (proxy bids only) will be: £

(amount in words):

## DEPOSIT (tick as applicable)

I attach a cheque for 10% of my proxy bid or £5,000, whichever is the greater, plus 0.3% inc VAT, subject to a minimum of £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: 17th, 18th & 19th July 2019

2 Jubilee Road, Sprowston,  
Norwich, Norfolk NR7 8EA

Guide: £150,000 - £170,000



110 Mousehold Street, Norwich,  
Norfolk NR3 1PG

Guide: £80,000 - £100,000



267 Drayton Road, Norwich,  
Norfolk NR3 2PW

Guide: £100,000 - £120,000



31 Kensington Place, Norwich,  
Norfolk NR1 3JE

Guide: £60,000 - £80,000



74 St. Faiths Lane, Norwich,  
Norfolk NR1 1NE

Guide: £300,000 - £350,000



411 Sprowston Road, Norwich,  
Norfolk NR3 4EH

Guide: £65,000 - £85,000



24 Aurania Avenue, Norwich,  
Norfolk NR1 2RD

Guide: £245,000



Land adjacent to 21 & 22 Priory  
Close, Sporle, Kings Lynn, Norfolk  
PE32 2DU

Guide: £10,000 - £15,000+ VAT



Hainford Hall, Hall Road, Hainford,  
Norwich, Norfolk NR10 3LX

Guide: £475,000 - £550,000



Point House, 5 High Street,  
Coltishall, Norwich, Norfolk  
NR12 7AA

Guide: £450,000 - £500,000



The Granary, Palgrave Road, Little  
Dunham, Kings Lynn, Norfolk  
PE32 2DF

Guide: £450,000 - £550,000



Land adjacent to Shopping Centre,  
Earls Field, Eriswell, Brandon,  
Norfolk IP27 9RX

Guide: £10,000 - £20,000+ VAT



4 Paget Road, Great Yarmouth,  
Norfolk NR30 2DN

Guide: £140,000 - £160,000



123 Rye Avenue, Norwich,  
Norfolk NR3 2SQ

Guide: £120,000 - £140,000



1 Exmouth Place, Albion Road,  
Great Yarmouth, Norfolk  
NR30 2HP

Guide: £100,000



24C Denmark Road,  
Lowestoft, Suffolk NR32 2EQ

Guide: £30,000 - £35,000



26 Lyndhurst Road, Lowestoft,  
NR32 4PD

Guide: £150,000 - £175,000



The Old Ropeworks, Battery  
Green Road, Lowestoft, Suffolk  
NR32 1DH

Guide: £170,000 - £190,000



1 Debenham Road, Crowfield,  
Ipswich, Suffolk IP6 9TD

Guide: £160,000 - £180,000



141 Oakstead Close, Ipswich,  
Suffolk, IP4 4HW

Guide: £75,000 - £85,000



87 Belstead Road, Ipswich,  
Suffolk IP2 9AT

Guide: £65,000 - £85,000



37 Heckfield Green, Hoxne,  
Eye, Suffolk IP21 5AB

Guide: £130,000 - £150,000



Plot 46, Common Road,  
Pentney, Kings Lynn, Norfolk  
PE32 1LE

Guide: £48,000



3 St. Patricks Cottages, Main  
Road, Thorney Toll, Wisbech,  
Cambridgeshire PE13 4AU

Guide: £52,000



33 Willoughby Court,  
Peterborough, Cambridgeshire  
PE1 4SZ

Guide: £50,000



27 Knight Street, Pinchbeck,  
Spalding, Lincolnshire PE11 3RA

Guide: £70,000



19 Elm Road, Wisbech, PE13 2TB

Guide: £105,000 - £125,000



91 High Street, Boston, Norfolk  
PE21 8TA

Guide: £65,000 - £85,000



12B Windsor Road, Kings Lynn,  
Norfolk PE30 5PL

Guide: £40,000



Various freehold Interests,  
Wainman Road, Peterborough,  
Cambridgeshire PE2 7BU

Guide: £1,000+ VAT



# 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

**23rd October 2019**

Ipswich

**24th October 2019**

Peterborough

**25th October 2019**

Norwich

**4th December 2019**

Ipswich

**5th December 2019**

Kings Lynn

**6th December 2019**

[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



PROPERTY AUCTION EXPERTS  
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