

ORDER OF SALE

Wednesday 5th June 2019 11.00am

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	26 Magpie Road, Norwich, Norfolk NR3 1JQ	£100,000 - £120,000	Residential
2	The Storage Shed, 74A Churchill Road, Norwich, Norfolk NR3 4PY	£20,000 - £30,000	Redevelopment
3	123 Rye Avenue, Norwich, Norfolk NR3 2SQ	POSTPONED	Residential
4	17 St Mary's Square, Newmarket, Suffolk CB8 0HZ	£260,000 - £300,000	Residential Investment
5	Dolphin House, Market Place, Diss, Norfolk IP22 4JT	£295,000	Commercial Investment
6	Land at Row 46, Howard Street North, Great Yarmouth, Norfolk NR30 1PD	£20,000 - £40,000	Land
7	54 Back Street, South Creake, Fakenham, Norfolk NR21 9PG	£600,000 - £650,000	Residential
8	18 St. Andrews Close, Holme Hale, Thetford, Norfolk IP25 7EH	£180,000 - £200,000	Residential
9	Land north of Picton Road, Tharston, Norwich, Norfolk NR15 2YD	£300,000	Plots/Building Land
10	Stores House, The Street, Baconsthorpe, Holt, Norfolk NR25 6AB	£195,000	Residential
11	79 Coastline Village, Ostend Road, Walcott, Norwich, Norfolk NR12 0NE	£80,000 - £100,000	Residential
12	13 Riverdale Court, Brundall, Norwich, NR13 5AE	£70,000 - £90,000	Residential
13	The Lavender House, 39 The Street, Brundall, Norwich, Norfolk NR13 5AA	£225,000 - £275,000	Commercial
14	53 Glebe Close, Thetford, Norfolk IP24 2LN	£100,000 - £120,000	Residential
15	Orchard House, 14 Thetford Road, Northwold, Thetford, Norfolk IP26 5LS	£140,000	Residential
16	Land adjoining Aldercarr House, Attleborough Road, Great Ellingham, Attleborough, Norfolk NR17 1LQ	£375,000	Plots/Building Land
17	Land adjacent to Shopping Centre, Earls Field, Eriswell, Brandon, Norfolk IP27 9RX	£10,000 - £20,000 + VAT	Plots/Building Land
18	Cliff Farm, Mundesley Road, Trimmingham, Norwich, Norfolk NR11 8DZ	£130,000 - £150,000	Residential
19	The White Cottage, 10-12 Mill Road, Reepham, Norwich, Norfolk NR10 4JX	£250,000 - £280,000	Residential
20	The Old Ropeworks, Battery Green Road, Lowestoft, NR32 1DH	£180,000 - £200,000	Commercial
21	87 Maidstone Road, Lowestoft, Suffolk NR32 2AY	£50,000	Residential
22	Storage Building and Land, 136 London Road South, Lowestoft, Suffolk NR33 0QN	£20,000 - £30,000	Commercial Investment
23	15 Stone Road, Great Yarmouth, NR31 0AQ	£60,000 - £80,000	Residential Investment
24	17 School Road, Great Yarmouth, Norfolk NR30 1LA	£50,000 - £70,000	Residential
25	71 Nelson Road Central, Great Yarmouth, Norfolk NR30 3BP	£70,000 - £90,000	Residential Investment
26	43 Market Row, Great Yarmouth, Norfolk NR30 1PB	SOLD PRIOR	Commercial
27	32 Camden Road, Great Yarmouth, Norfolk NR30 3AB	£60,000 - £70,000	Residential
28	21/21A Broad Row, Great Yarmouth, Norfolk NR30 1HT	£80,000 - £100,000	Mixed Use
29	The Old Bake House, Estcourt Road, Great Yarmouth, Norfolk NR30 4JQ	£40,000 - £60,000	Commercial
30	3 Burtons Buildings, St. Peters Road, Great Yarmouth, NR30 3PY	£50,000 - £70,000	Residential Investment
31	The Dell, Nova Scotia Road, Ormesby, Great Yarmouth, Norfolk NR29 3QD	£240,000 - £290,000	Residential
32	97B Magdalen Way, Gorleston, Great Yarmouth, Norfolk NR31 7AA	£45,000 - £55,000	Residential
33	Parcels of amenity land The Oval, Saham Toney, Norfolk IP25 7HW	£2,000 - £4,000 + VAT	Amenity Land
34	40 Carlyle Road, Norwich, Norfolk NR1 3AB	£140,000 - £160,000	Residential
35	The Old School House, Station Road, Pulham St. Mary, Diss, Norfolk IP21 4QT	£250,000	Residential
36	65 Lowry Cole Road, Norwich, Norfolk NR6 7QY	£140,000 - £160,000	Residential
37	35 Victoria Street, Norwich, NR1 3QX	£230,000 - £250,000	Residential

Thursday 6th June 2019 2.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
38	Freehold Ground Rents, Foundry House, Hall Street, Long Melford, Sudbury, Suffolk CO10 9JR	£10,000 Plus + VAT	Ground Rents
39	Building Plot south west of Lonsdale Road, Thorpe-Le-Soken, Clacton-On-Sea, Essex CO16 0LF	£140,000 - £160,000	Plots/Building Land
40	249 Spring Road, Ipswich, Suffolk IP4 5NF	£160,000+	Residential
41	1 Debenham Road, Crowfield, Ipswich, Suffolk IP6 9TD	£180,000 - £230,000	Residential

*Description on Auction Information page

42	Building plot to the rear of 318 High Road, Trimley St. Martin, Felixstowe, Suffolk IP11 0RL	£110,000 - £130,000 + VAT	Plots/Building Land
43	Flat 1, 73 Cobbold Road, Woodbridge, Suffolk IP12 1HA	£45,000 - £55,000	Residential Investment
44	87 Belstead Road, Ipswich, Suffolk IP2 9AT	£70,000 - £90,000	Residential
45	39 - 39c Clay Street, Soham, Ely, Cambridgeshire CB7 5HJ	£320,000 - £360,000	Residential Investment
46	38 Melford Road, Sudbury, Suffolk CO10 1LT	£280,000 - £320,000	Residential
47	16 Manor Terrace, Felixstowe, Suffolk IP11 2EN	£160,000 - £180,000	Residential
48	46 Rosebery Road, Ipswich, Suffolk IP4 1PS	£90,000 - £110,000	Residential

Friday 7th June 2019 12.00 noon

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
49	1 Spinney Way, St. Ives, Cambridgeshire PE27 3YX	£120,000 - £140,000	Residential
50	Lavinia, Nursery Close, South Wootton, Kings Lynn, Norfolk PE30 3HH	£275,000	Residential
51	1 Railway Cottage, Main Road, Deeping St. Nicholas, Spalding, Lincolnshire PE11 3DG	£120,000	Residential Investment
52	10 Woodgate Road, Leverington, Wisbech, Cambridgeshire PE13 5AU	£65,000 - £75,000	Residential Investment
53	11 Havenfield, Arbury Road, Cambridge, Cambridgeshire CB4 2JY	£80,000 - £100,000	Residential
54	13 Loke Road, Kings Lynn, Norfolk PE30 2AY	£80,000 - £90,000	Mixed Use
55	2 Railway Cottage, Main Road, Deeping St. Nicholas, Spalding, Lincolnshire PE11 3DG	£105,000	Residential Investment
56	Mulberry House, Back Road, Murrow, Wisbech, Cambridgeshire PE13 4JW	SOLD PRIOR	Residential
57	4 Railway Cottage, Main Road, Deeping St. Nicholas, Spalding, Lincolnshire PE11 3DG	£110,000	Residential Investment
57a	3 St. Patricks Cottages, Main Road, Thorney Toll, Wisbech PE13 4AU	£55,000	Residential
58	Small Car Park, Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£30,000 - £50,000 + VAT	Commercial
59	Units 1-2, Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£10,000 - £20,000 + VAT	Commercial Investment
60	Unit 3 Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£5,000 - £10,000 + VAT	Commercial Investment
61	Unit 4 Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£5,000 - £10,000 + VAT	Commercial Investment
62	Unit 5 Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£5,000 - £10,000 + VAT	Commercial Investment
63	Unit 6 Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£5,000 - £10,000 + VAT	Commercial Investment
64	Units 7,8,9 Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£30,000 - £50,000 + VAT	Commercial Investment
65	Unit 10 Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£10,000 - £20,000 + VAT	Commercial Investment
66	Unit 11 Wainman Road, Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£10,000 - £20,000 + VAT	Commercial Investment
67	Unit 12 Wainman Road, Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£10,000 - £20,000 + VAT	Commercial Investment
68	Unit 13 Wainman Road, Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£5,000 - £10,000 + VAT	Commercial Investment
69	Unit 16 Wainman Road, Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£5,000 - £10,000 + VAT	Commercial Investment
70	Unit 17 Wainman Road, Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£5,000 - £10,000 + VAT	Commercial Investment
71	Unit 18 Wainman Road, Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£5,000 - £10,000 + VAT	Commercial Investment
72	Unit 19 Wainman Road, Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£10,000 - £20,000 + VAT	Commercial Investment
73	Unit 20 Wainman Road, Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£10,000 - £20,000 + VAT	Commercial Investment
74	Unit 21 Wainman Road, Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£10,000 - £20,000 + VAT	Commercial Investment
75	Unit 22 Wainman Road, Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£10,000 - £20,000 + VAT	Commercial Investment
76	Units 24 & 25a Wainman Road, Wainman Road, Peterborough, Cambridgeshire PE2 7BU	£10,000 - £20,000 + VAT	Commercial Investment
77	63 Hall Street, Soham, Ely, Cambridgeshire CB7 5BN	£160,000 - £180,000	Residential
78	76 Brook Street, Soham, Ely, Cambridgeshire CB7 5AE	£325,000 - £350,000	Redevelopment
79	Flat 4, Anchor View, North End, Wisbech, Cambridgeshire PE13 1PE	£35,000	Residential
80	10 Old Market Street, Kings Lynn, Norfolk PE30 1NL	£100,000	Residential
81	19 Lynn Road, Gaywood, Kings Lynn, Norfolk PE30 4PR	£85,000	Residential
82	23 Grosvenor Road, Wisbech, Cambridgeshire PE13 3NX	£100,000	Residential Investments
83	67 Montagu Road, Walton, Peterborough, Cambridgeshire PE4 6EP	£100,000 - £120,000	Residential
84	82 Station Road, Snettisham, Kings Lynn, Norfolk PE31 7QS	£180,000	Redevelopment

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