

# 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 oEW	£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 oTA	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15	16 Lancaster Avenue, Watton, Thetford, Norfolk IP25 6GW	WITHDRAWN PRIOR	Residential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 Leman 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 oAB	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 oJB	£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, Wiggenshall 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