

twgaze



Land and Property Auction
Wednesday 15 March 2023
At 1.00pm
Diss Auction Rooms
Roydon Road
Diss IP22 4LN

* Registration *

Under the Money Laundering Regulations 2017 we are now required to take identification for all persons intending to **bid** on a lot and each additional person to be named on the sale contract. If the buyer's details are different from the successful bidder's then proof of identity for both the buyer and the bidder will be required. Please try to arrive thirty minutes prior to the start of the auction and go to the reception area where a member of TW Gaze will take a copy of your identification. Identification should be in the form of the photo page of your passport or photo driving licence. In addition, a recent utility bill or bank statement (within the last three months) with your name and address on it is required. For those bidding remotely, please email your identification when submitting your completed proxy bidding form.

Printed and online catalogue

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at www.twgaze.co.uk and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

Sales particulars

Any plans, photographs, areas or schedules within the catalogue, whilst prepared as carefully as possible are for guidance only, are not necessarily to scale, and do not form part of any contract. Although they are believed to be correct, their accuracy cannot be guaranteed. Neither the vendors nor the agents nor any person in their employ, give, or are entitled to give any representation or warranty in relation to the properties or any part thereof.

Wayleaves, easements and rights of way

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, electricity supply and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. Timber, sporting and minerals all are included within the sale of the freehold.

Guide price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is unusual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at anytime up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Liability of the bidder

The successful bidder will have entered a legally binding contract upon the fall of the auctioneer's hammer. Before bidding at auction it is advisable to obtain the legal documents and consult a solicitor. The legal pack will set out any clauses, covenants and any liability for additional costs.

Deposit

Each purchaser will be required to pay a deposit of 10% of the hammer price, subject to a minimum deposit of £5,000. This deposit will only be accepted by Banker's Draft, Building Society cheque, personal cheque or BACS payment. For payment by BACS please use:

TW Gaze Clients Account

Sort Code: 20-26-34

Account Number: 60460249

Cash or card payments will not be accepted.

Administration charge

An administration charge of £750 + VAT (£900 per lot will be payable by the purchasers to the agents upon exchange of contracts. A VAT receipt will be issued the day following the auction. These arrangements will include pre-auction and post-auction purchases. This fee is due immediately after the auction ends.

Insurance

The successful purchaser of each lot will be responsible for insuring the property from the fall of the hammer.

Bidding

Each property will be offered individually by the auctioneer. It is the responsibility of the prospective purchaser to ensure that their bid is clearly seen. The auctioneer will end each sale by offering the property three times at the highest bid and upon the fall of the hammer no further bids will be accepted. The vendor reserves the right for TW Gaze to bid on their behalf up to the reserve.

Sales prior to auction

The vendor reserves the right to accept an offer on a property made prior to auction. If you are intending to bid at auction for a specific lot we recommend that you speak to the agents' office to ensure that the property is still available. Neither TW Gaze nor its client will be responsible for any losses or abortive costs incurred by prospective purchasers in respect of lots which are either withdrawn or sold prior to auction.

Legal documents

All legal documents are available for inspection at the appropriate solicitors' offices and the agents' offices. Legal packs are also available online at twgaze.co.uk. If purchasers require a pack to be sent out there will be a charge of £20 per pack to cover postage and printing, or alternatively they can be sent free of charge by email.

VAT

Should any sale of the property, or any rights attached to it, become a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

Attending the auction

It is advised that all interested parties or their appointed agents should attend the auction in order to bid. If this is not possible then you may bid by telephone or by authorising the auctioneer to bid on your behalf but in either case this must be done by prior arrangement and written instructions received. Proxy bidding forms are available upon request. The auction will also be available to view live online, and internet bidding will be available. For more information please ask or see our website.

Viewings

For blocks of land, viewing is during daylight hours with details in hand unless stated otherwise under the lot. For all other property, viewing is strictly by appointment with TW Gaze - telephone Diss 01379 641 341 or Wymondham 01953 423 188. All viewings are undertaken at the viewer's own risk. Special care should be taken when viewing properties such as barns for conversion and those in need of renovation.

Services

The services/appliances/central heating and heating system/plumbing and electrical installations have not been tested by the selling agents and the purchaser(s) must satisfy themselves as to the condition and warranty of these items.



An Introduction to TW Gaze

TW Gaze was established more than 160 years ago and is renowned for delivering consistent professional advice as well as unrivalled knowledge and experience in all aspects of its business. An independent and dynamic firm, it holds dear to the traditional values upon which it was established, but is also at the forefront of new technology to ensure the best is always delivered. Whether you are an existing client or new to TW Gaze, you can be assured of quality, bespoke advice from people with expertise in their field. The areas this fine old firm cover include residential, rural matters and last, but by no means least, a thriving auction room, which offer sales of over 2,000 lots every Friday and 22 specialist Saturday sales throughout the year.

TW Gaze is a firm which has grown from its rural roots to a multidiscipline business, with excellence as its benchmark and offering The Complete Service.

The Auction Team

Land and property auctions have been an important part of TW Gaze's business since it was founded in 1857. For many years selling by auction was considered almost the only way to sell, but has now become a more specialised, niche market. As economic conditions have become more challenging, vendors need as much as possible in their favour to ensure they achieve a successful sale. The auction process is often the best way of achieving this, as it is both transparent and cost effective, and may well be the best way to achieve the optimum result for your property. The lots offered are varied, including renovation projects, building plots, barns for conversion, agricultural land and amenity land. This diversity attracts a broad range of buyers to the auctions including builders, developers, private buyers and farmers.

TW Gaze acts for a wide range of clients, including law firms, banks, executors, companies and private individuals, selling residential and rural properties. Recognised as leading specialists in auctions, they are determined to achieve the best results for their clients. The dedicated auction rooms in Diss town centre provide the only forum of its kind along the Norfolk/Suffolk border.

The property auctions are held at least three times a year and TW Gaze is constantly searching for interesting residential and rural properties for inclusion in their sales. Mike Sarson will be pleased to provide a valuation and advice on the suitability of your property for auction. Smaller land parcels of less than 50 acres are ever popular in our land and property auctions and if you have anything suitable please contact Chris Collins who will advise you accordingly.



Michael Sarson
MRICS MNAEA
Director



Edward Baskerville
MRICS FAAV
Director



Rachael Hipperson
MRICS FAAV FALA
Director



Chris Collins
BSc (Hons)
Land and New Homes



Sophie Medler
MNAEA
Valuer



Carol Calton
MNAEA
Valuer

Lot 1

Church Farm House, Church Lane, Bunwell
Norwich NR16 1SL

Guide Price
£190,000 - £220,000



A 3 bed thatched
Grade II Listed cottage.

Excellent potential for
extending (STP).

Outbuilding.

Option to purchase
additional land.

Location: Bunwell has a village store and post office, church and primary school and for wider amenities it is ideally placed being just 6 miles or so from the poplar town of Wymondham with a large variety of shops, restaurants, cafés and supermarkets, including Waitrose, and only 5 miles from the vibrant town of Attleborough. For the commuter, there is easy access onto the A11, train stations at Wymondham and Attleborough (Norwich to Cambridge line with changes to London Kings Cross) and Diss (Norwich to London Liverpool Street) whilst the city of Norwich itself is only 14 miles to the west.

The Property: A detached Norfolk thatch cottage which has been let out for a number of years and maintained over this time. Ground floor comprises of an entrance porch, generous sitting room with a feature electric fireplace set within a large inglenook. There is a fitted kitchen, boot room and bathroom. The first floor holds three charming bedrooms brimming with exposed beams and rustic character features. There is a marvellous opportunity to develop and extend further, subject to the necessary planning approvals being obtained.

Outside: Approached to the rear by a sweeping driveway to a 5-bar gate and parking for several vehicles. Detached outbuilding. To the front of the property is a gated entrance with lawn area and floral borders. Scenic views surrounding. 0.26 acres.

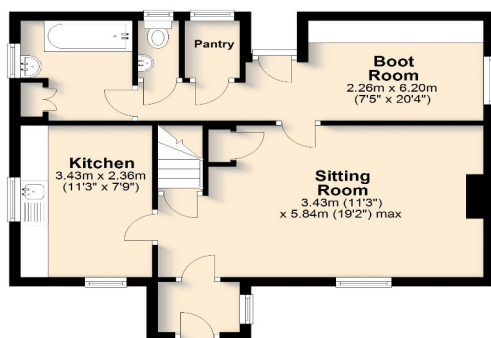
Services: Electric storage heating throughout and is connected mains water and a private treatment plant, installed in 2021.

Directions: From New Buckenham leave the village on the B113 towards Tacolneston and Mulbarton. In Bunwell, turn left into Church Lane and the property can be found a short distance along on the right hand side.

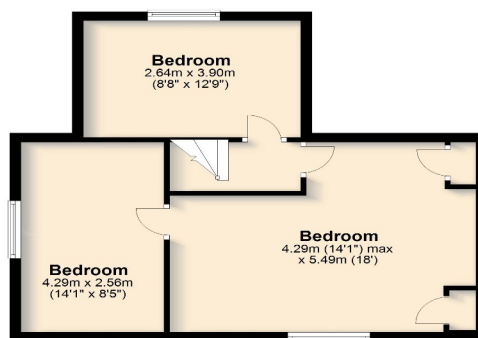
Option: The successful purchasers will have the option to purchase an additional 0.91 acres to the rear, as detailed in the legal pack.

Freehold Council Tax Band - C

Ref: I8933/SM



Ground Floor
Approx. 48.7 sq. metres (524.7 sq. feet)



First Floor
Approx. 45.4 sq. metres (488.7 sq. feet)



Agent's Contact:
Wymondham Office
Tel: 01953 423 188

Solicitor: Mr R Norfolk, Birketts Kingfisher House,
1 Gilders Way, Off Barrack Street, Norwich NR3 1UB
Tel: 01603 756 438



A spacious 2 bedroom detached post war bungalow.

Cavity wall construction.

Front and rear gardens, garaging and workshop buildings.

Completion subject to Grant of Probate being received

Location: Park Lane is a favored residential location offering convenience for the town centre, popular for its access to the railway station, which is approximately a 3-minute walk, and local schools. Wymondham is home to a fine range of local shops and retailers, including a Waitrose and Morrisons store, there is also a weekly market and monthly farmer's market. The train station lies on the Norwich to Cambridge line with commuter connections onto London Kings Cross. The A11 is just minutes away by car.

The Property: A detached post war bungalow. The property now requires a program of modernizing and redecoration throughout. The accommodation is spacious and comprises double length reception room, kitchen/breakfast room, utility, two double bedrooms and bathroom with full sized bath and separate shower cubicle.

Outside: Approached by a generous area of hard standing and off-road parking. Side lean-to providing access to detached garage and workshop buildings. The gardens are well established and laid mostly to lawn, also featuring a patio area, shed and greenhouse.

Services: Mains water, electricity and drainage is connected. Gas fired back boiler.

Directions: From the town centre proceed along Avenue Road and at the crossroads continue straight over into Station Road. Continue past the railway station and under the bridge, taking the right turning on the mini-roundabout. Proceed along Silfield Road taking the right turning into Park Lane. The property will be found on the left hand side identified by a TW Gaze for sale board.

Freehold Council Tax Band – C

Ref:19107/SM



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



Lot 3

Holiday Lodge Development Site, Poplar Farm, Hoxne
Road, Denham, Suffolk IP21 5DN



Full planning permission for
5 lodges.

Ideal business opportunity.

Excellent potential income.

Positioned in rural Suffolk.

Location: Denham is a rural village surrounded by gently rolling countryside in the renowned Waveney Valley. The nearby village of Hoxne retains a primary school, village store/post office and popular public house (The Hoxne Swan). Wider amenities are available in the small town of Eye, just 4 miles away, which include schooling to sixth form level at well regarded Hartismere. Around 7 miles away and just over the border into Norfolk is the larger market town of Diss which offers a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss station provides frequent mainline commuter services to Norwich, Ipswich and London Liverpool Street. The renowned Suffolk Heritage Coast including Southwold and Aldeburgh is 40 minutes away within easy reach by car.

The Site: The land measures just under three quarters of an acre (0.72 acre stms) and is currently laid to wild grass with a large hard standing area to the southern boundary of the site. A large portion of the land nearest to the road is considerably overgrown and presents plenty of unused space but does help to buffer noise from the odd passing car.

Full planning consent has been passed by Mid Suffolk Council on 13th December 2022 under planning reference DC/22/05095 for the use of the land for stationing of 5 holiday lodges. Designs for an example holiday lodge and floorplan for this site have been included within the application but this can be modified subject to the necessary planning consent being obtained. Through research, we would anticipate each lodge in the example format being let out for around £550 per week for an occupancy level of an average of 30 weeks per year. This would present an ideal business opportunity for someone wanting to create a holiday lodge business in rural Suffolk. The rental income potential could be improved upon with the inclusion of hot tubs and BBQ areas with each lodge.

It is worth noting that planning permission permits that the development must have commenced before the expiry of three years from the date of permission.

Services: Water and Electric connections are available on site. A mains drainage connection is also available nearby. Purchasers should make their own enquiries into the availability of these services.

Directions: Leaving Diss, proceed onto the A143 heading east towards Harleston. At the Horseshoes pub, turn right into Oakley and take a left at the next junction heading towards Hoxne. Pass through the centre of Hoxne and upon reaching the Primary School, turn right onto the Denham road. Proceed through Denham village and on the outskirts you will find the property on the right hand side clearly marked by a TW Gaze 'For Sale' board.

Freehold

Ref:19100/CJC



Agent's Contact:
Diss Office
Tel: 01379 641 341

Guide Price
£250,000 - £275,000



Indicative illustration and floor plan of holiday lodge



Lodge Example

Solicitor: Mr A Jacobs, Andrew Jacobs
Conveyancing, 2 Betts Avenue, Martlesham Heath
Business Park, Ipswich IP5 3RH
Tel: 01473 333 323



Detached 3 bedroom
bungalow.

1.4 acres of land.

Wonderful views of the
Waveney Valley.

Ideal development
opportunity.

Location: The pretty and peaceful village of Brockdish lies approximately 7 miles to the east of the Norfolk/Suffolk border town of Diss and has a pub and village hall with an active community. Further amenities are available at Diss which offers an excellent range of local and national shopping, various sporting and social amenities including rugby, football and cricket clubs along with an 18 hole golf course and driving range. In addition, the town has a mainline railway station on the Norwich to London Liverpool Street line with trains arriving in London in around 90 minutes. Local schools include Scole Primary school and secondary schooling is available at Archbishop Sancroft CE High School in Harleston and Diss High School which has a sixth form department. Road access to and from Harleston and Diss is excellent with Norwich and Ipswich 25 miles away via the A140. Bury St Edmunds lies around 20 miles to the south west via the A143, connecting to the A14, whilst the A11 is 16 miles to the west leading to Newmarket, Cambridge and London.

The Property: The current property is a bungalow of non-standard construction that would benefit from complete demolition and replaced with a family home subject to the necessary planning permission being obtained. The property is being sold without planning permission in place as it thought that any prospective purchaser would want to influence the type and layout of property which suits their individual needs. The existing footprint of around 1,300 sqft allows for quite a substantial property to replace it. This sale represents an ideal opportunity for anyone wishing to create their ideal family home in a rural Norfolk village.

Outside: The Burrows enjoys an elevated position looking across the picturesque Waveney Valley. The plot as a whole measures to approximately 1.4 acres (stms) and offers plenty of potential to site a new, replacement dwelling further into the plot to maximise the views available.

The land is currently very overgrown and difficult to view in its entirety but compromise of a mixture of thin woodland and grass areas.

Services: Mains electric and water is connected to the property. There is no central heating system present. Drainage is via a private septic tank.

Directions: From Diss, head east on the A143 towards Harleston and come off at the junction obviously signposted towards Brockdish. Proceed through the village and past The Kings Head pub. After passing the last house in the village, The Burrows will found a short way along on the left hand side, clearly marked by a 'For Sale' board.


Freehold

Ref:19112/CJC



Guide Price
£200,000 - £220,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
WWW.EPC4U.COM		



Total area: approx. 124.5 sq. metres (1340.2 sq. feet)

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Solicitor: Ms L Bailey, Spire Solicitors LLP,
2 Victoria Road, Diss IP22 4EY
Tel: 01379 641 221

Lot 5

Building Plot at Meadowbank Farm, Westhorpe Road,
Finningham IP14 4TN



Single building plot.

Full planning permission
granted.

0.14 acres.

4 bedrooms.

Total 2,034 sqft.

Location: This building plot is located at the back of Russet Close in the pretty and semi-rural village of Finningham and is within a Conservation Area. Countryside walks meander throughout the village with the small River Dove passing through. Within the village is The White Horse public house and 'Finbow's Yard' offering café and shops, along with a well stocked village store set approximately 2 miles distant in the nearby village of Bacton. The well served town of Stowmarket is approximately 8 miles away offering a full range of everyday amenities and mainline railway station with regular links to London Liverpool Street. Nearby towns such as, Diss, Bury St Edmunds and Needham Market offer a further range of everyday amenities, recreational and cultural facilities along with schooling. There are good road links to the A143 and A140 linking to the A14.

The Plot: The building plot is situated in a quiet residential location and currently laid to grass and various shrubs and plants. The whole site measures just over 0.14 acres (stms) and enjoys countryside views to the rear. The plot allows for a good sized family dwelling and associated parking and garden.

Planning: Full planning consent has been passed by Mid Suffolk Council on 11th February 2022 under planning reference DC/21/06813 following a successful reserved matters application. The current plans allow for a 4 bedroom property measuring around 189 sqm (2,034 sqft). It is worth noting that the development of this property must have started within three years of the date of the permission.

Community Infrastructure Levy (CIL): Mid Suffolk Council have adopted CIL and purchasers looking at a self-build project can apply for a CIL exemption but prospective buyers should make their own enquires into their potential CIL liability.

Services: Mains water, electricity and drainage connections are available nearby. It is worth noting that as part of the development, a HV underground cable that runs through the plot must be diverted. Consultations with UKPN have already taken place and a quote for the works is available to view from the Agent.

Directions: From Diss, head west on the A143 towards Bury St Edmunds. Pass through Wortham and after passing the junction for Rickinghall, turn left onto the B113 Finningham road. Follow this road all the way into Finningham and turn right at the crossroads where the White Horse pub is located. Shortly after, Russet Close will be found on the left hand side where the plot is located at the top.

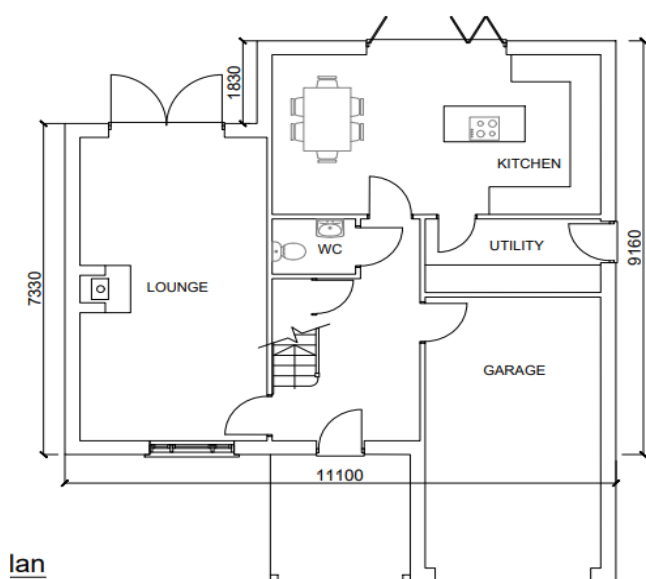


Freehold

Ref: 19111/CJC

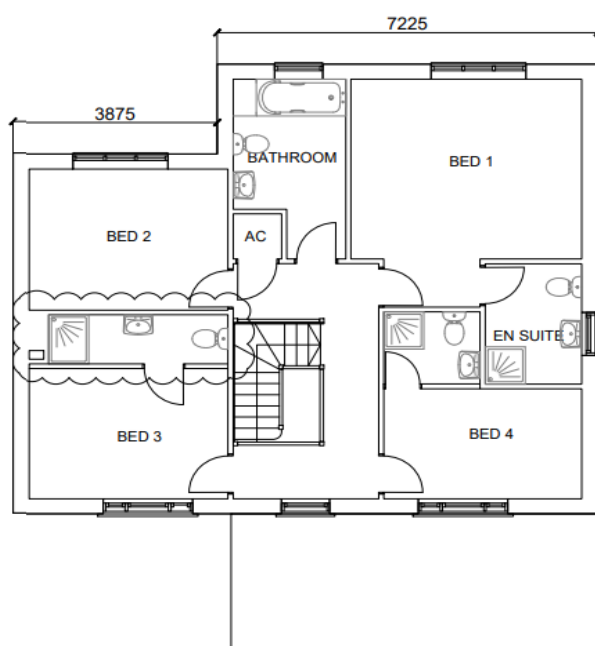
Agent's Contact:
Diss Office
Tel: 01379 641 341

Guide Price
£120,000 - £125,000



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Solicitor: Mr A Vanner, Harvey, Copping & Harrison, Lakeside House, 9 Knightswick Road, Canvey Island, SS8 9PA
Tel: 01268 511 999



A Class E commercial unit.

Around 400 sqft of internal floor.

Off road parking for one car.

Location: Wattisfield is a small parish lying just off the A143 sitting between the villages of Rickingham and Walsham Le Willows and is around 15 miles from Bury St Edmunds and only 9 miles from Diss where there is a mainline railway station on the Norwich to London Liverpool Street line. The village has a medieval church and the surrounding area is predominantly rural with a good network of foot paths.

The Property: The Cutting Cottage is a commercial unit which was formally used as a hairdressing salon and is designated as use class E. Its a small unit with around 400 sqft of internal floor space available but could potentially represent an opportunity to convert to a residential property subject to the necessary planning consent being obtained. There is space for an extension to the rear or potentially adding an additional storey, again subject to the necessary planning consent being obtained.

Outside: The property benefits from off road parking for one vehicle. The rear garden is laid to lawn and looks out over the fields behind. It is worth noting that the neighbouring property owns a pedestrian right of way over the boundary of the rear garden to access their own garden.

Services: Mains water, electricity and drainage is connected to the property. There is currently no central heating system present.

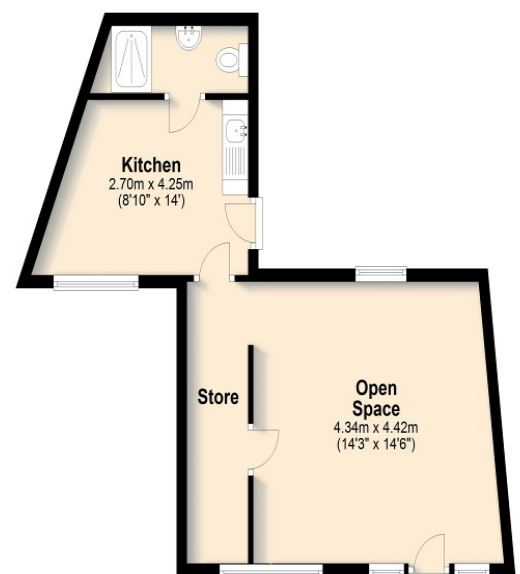
Directions: Leaving Diss, proceed onto the A143 heading towards Bury St Edmunds. Drive through Wortham, past Rickingham and into Wattisfield. In the centre of the village, you will find a crossroads where you will take a right hand turn onto Bobby Hill. The Cutting Cottage will be found shortly after on the right hand side, clearly marked by a For Sale board.

Freehold

Ref: 2/19099/CJC

Ground Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 39.3 sq. metres (423.2 sq. feet)

Energy Performance Asset Rating

More energy efficient

A+

A

B

C

D

E

F

G

Over 150

Less energy efficient

73 This is how energy efficient the building is.

WWW.EPC4U.COM



Viewing Arrangements
from Saturday 18 February 2023
to Saturday 11 March 2023

LOT 1	Church Farm House, Bunwell	Any time during day, by appointment only
LOT 2	17 Park Lane, Wymondham	Any time during day, by appointment only
LOT 3	Holiday Lodge Development Site, Denham	11.30am - 12.30pm Thursdays and Saturdays
LOT 4	The Burrows, Brockdish	10.00am - 11.00am Thursdays and Saturdays
LOT 5	Building Plot at Meadowbank Farm, Finningham	11.30am - 12.30pm Thursdays and Saturdays
LOT 6	The Cutting Cottage, Wattisfield	10.00am - 11.00am Thursdays and Saturdays

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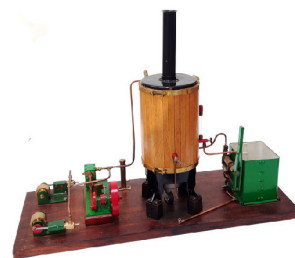
Diss Auction Rooms

Special Antiques
9 March
10am



www.twgaze.co.uk

Toys
16 March, 10am



www.twgaze.co.uk

Modern Design
28 March, 10am



www.twgaze.co.uk

Architectural
6 April,
10am



www.twgaze.co.uk

The Jewellery Sale
11 April, 10am



www.twgaze.co.uk

Automobilia
13 April, 10am



www.twgaze.co.uk

The Gallery Sale
18 April, 10am



www.twgaze.co.uk

Militaria
25 April
10am



www.twgaze.co.uk

The Blyth Barn
Every Tuesday
10am



www.twgaze.co.uk

Antiques & Interiors
Every
Friday
10am



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Every Week

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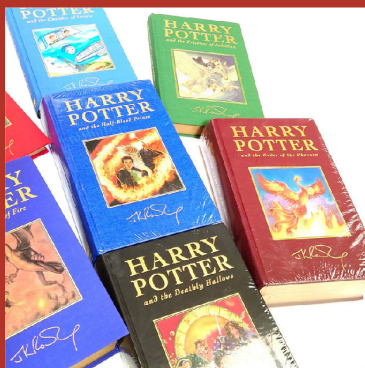
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Wymondham Office

33 Market Street
Wymondham, Norfolk
NR18 0AJ

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A list of Directors is available for inspection at the Registered Office: 10 Market Hill, Diss, Norfolk IP22 4WJ. Regulated by RICS.