



The Common | Wacton | NR15 2UR  
Auction Guide £160,000

twgaze

# The Common | Wacton | NR15 2UR Auction Guide £160,000

For Sale by online auction. Guide Price £160,000 - £180,000.

Grade II listed detached cottage requiring full renovation set in countryside position on Wacton Common. Auction bidding: Friday 5th June 2026. 10am - 12 noon.

CASH BUYERS ONLY. Visit our website ([www.twgaze.co.uk](http://www.twgaze.co.uk)) and register to bid.

- For Sale by online Auction
- Grade II listed detached cottage located on Wacton Common
- Requires complete renovation
- Visit our website and register to bid. [www.twgaze.co.uk](http://www.twgaze.co.uk)
- Online bidding: Friday 5th June 2026 - 10am - 12 noon.
- Guide Price: £160,000 - £180,000
- Original features including prominent fireplaces
- CASH BUYERS ONLY
- Please read special conditions document in legal pack for other charges

## Location

The property is reached from across Wacton Common - a rural setting, roughly 0.5 mile from the main village. The common is perfect for dog walks and enjoying countryside living.

This small village has a church, a village hall. The recently by-passed Long Stratton can be found just a mile or so away and has all necessary amenities including Co-op supermarket, doctors, dentist, fuel station and schooling (from pre-school to high school) This small market town is found along the A140 and offers excellent access to Norwich and Diss, both of which have mainline rail links to London.

## The Property

Detached, Grade II listed cottage which presents a superb opportunity to completely renovate and return back to a wonderful countryside family home. As can be seen from the floorplan, the accommodation is generous, with plenty of original features which provide focal points within the reception rooms - such as the prominent Inglenook fireplaces.





#### Outside

The property is approached via a metal gate and cattle grid, which opens onto the garden. Like the cottage, the grounds require work and are mature. Various trees and shrubs border the property.

Agent notes: The property is currently un-registered.

Services: Mains electricity is connected. Purchasers are advised to make their own investigations to nearest services.

How to get there: W3W: ///incline.unlimited.sizes

Viewing: Strictly by appointment via TW Gaze

Freehold

Council Tax band: E

How the auction works

Please see our Auction Buyers Guide brochure and our T&Cs on our website.

Click widget and register to bid.

[www.twgaze.co.uk](http://www.twgaze.co.uk)

Bidding deadline: Friday 5th June 2026. 10am - 12 noon.

Upon a bid being accepted, the successful party will be required to pay a 10% non-refundable deposit, with the balance of the offer settled within 28 days of the purchase being formally agreed.

Potential bidders are advised to carefully read through the 'special conditions' document in relation to all liable legal /search charges prior to bidding.

Purchaser processing/administration fees

The successful purchaser will be required to pay A buyer administration charge of £750+ VAT (£900) to the agents (TW Gaze) upon exchange of contracts. This fee is due immediately after the auction ends. A VAT receipt will be issued the day following the auction. These arrangements include pre-auction and post-auction purchases.

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Sellers Solicitor

Ms Louise Dobie

Spire Solicitors

The Pines, 50 Connaught Road

Attleborough

NR17 2BP

Ref: 2/20102/RM



Total area: approx. 201.4 sq. metres (2167.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>			
(10-10) <b>C</b>			
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(6-6) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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