

Property Auction

RESULTS



held at the
Ufford Park Hotel
(Deben Suite)
Yarmouth Road, Melton, Near Woodbridge, Suffolk IP12 1QW
Thursday 12th October 2017
at 6pm

*Full sales particulars of each property
available by post or email on request*

Contact Us



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LOT 1



Land adjoining Bridge Road, Snape IP17 1RQ

A pretty area of amenity land extending to 0.67 acres (0.28 hectares) enjoying a desirable and prominent location close to the River Alde and Snape Maltings.

GUIDE PRICE: £15,000 FREEHOLD

SOLD £31,000

LOT 2



Land off Wadd Lane, Snape IP17 1RB

A picturesque area of woodland and amenity land extending to 2.05 acres (0.83 hectares) and enjoying a desirable location close to Suffolk's Heritage Coast.

GUIDE PRICE: £45,000 FREEHOLD

SOLD £62,000

LOT 3



Land adjoining Upper Street, Raydon IP7 5LQ

An attractive area of former arable/amenity land extending to 15.49 acres (6.26 hectares), near Hadleigh in South Suffolk.

GUIDE PRICE: £125,000 FREEHOLD

SOLD £146,000

LOT 4



Land at Highgate Lane, Dallinghoo IP13 0LS

An attractive parcel of amenity/arable land extending to 24.94 acres (10.09 hectares), situated in Dallinghoo, near Woodbridge.

GUIDE PRICE: £175,000 FREEHOLD

NOT SOLD

LOT 5



Woodland at Shadingfield, Nr Beccles, NR34 8DF

Two attractive blocks of woodland extending to approximately 44.93 acres (18.18 hectares) located in a picturesque location near Shadingfield, Suffolk

GUIDE PRICE: £300,000 FREEHOLD

SOLD £285,000

LOT 6



Land at Daphne Road, Orford IP12 2NH

A small area of amenity land extending to 0.58 acres (0.23 ha) with far reaching views towards the coast, close to the centre of Orford.

GUIDE PRICE: £20,000 FREEHOLD

SOLD £45,000

LOT 7



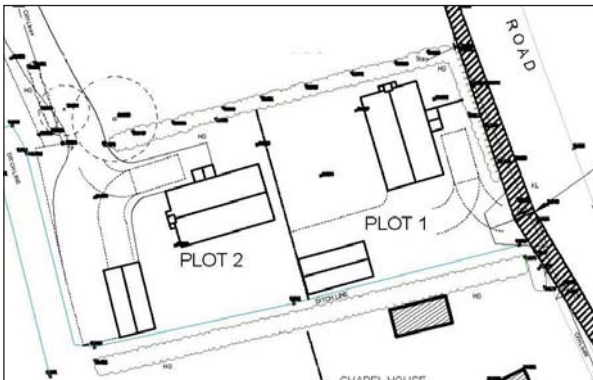
Building plots at The Old Vicarage, 2 King Edward Rd, Leiston IP16 4HQ

A residential development site extending to approximately half an acre, with the benefit of Planning Permission for the erection of two detached three-bedroom dwellings in a delightful location, close to the church.

GUIDE PRICE: £175,000 FREEHOLD

SOLD £242,000

LOT 8



Building plots to the north of Chapel House, Long Green, Bedfield IP13 7JQ

A site with outline Planning Permission for the construction of two detached dwellings with garages, within the village of Bedfield.

GUIDE PRICE: £175,000 FREEHOLD

SOLD £228,000

LOT 9



Valley Farm Barn, Boyton IP12 3LF

A range of predominantly redbrick barns under pitched, pantile and corrugated roofs, extending to over 3,300 square feet, occupying a site of 1.25 acres and with scope for alternative uses, subject to the necessary consents. No overage.

NEW GUIDE PRICE £100,000

SOLD £164,000

LOT 10



The Granary, Rookery Farm, Otley Road, Grundisburgh, IP13 6RX

A former granary with Planning Permission and Listed Building Consent to be converted to a dwelling, situated in a lovely rural position, away from the road, within the parish of Grundisburgh.

GUIDE PRICE: £150,000 FREEHOLD

Ref: P5837/C

LOT 11

An attached, two bedroom, period cottage standing in grounds of 0.2 acres, which have scope for redevelopment, situated within the large village of Wickham Market.



The Cabin, 171 High Street, Wickham Market

Porch, kitchen, sitting/dining room, downstairs bathroom and cloakroom.

Two first floor double bedrooms.

Garden and outbuildings, including a range of garages which has potential for Planning Permission.

GUIDE PRICE: £225,000 FREEHOLD

Ref: P5814/C

Full sales particulars available on request.

LOT 12

A partly renovated two/three bedroom detached cottage occupying a plot of nearly a quarter of an acre in the centre of the pretty, rural village of Cratfield.



Yew Trees, Bell Green, Cratfield IP19 0DL

Entrance porch, entrance hall, kitchen/breakfast room, sitting room, utility room and shower room.

Master bedroom with en-suite bathroom, bedroom two, landing/bedroom three and bathroom.

95' garden to the front, together with garden backing onto paddocks at the rear.

In all, the gardens and grounds extend to approximately 0.2 acres.

GUIDE PRICE: £285,000 FREEHOLD

NOT SOLD

LOT 13

A detached, three bedroom, modern bungalow situated along a small lane with the parish of Snape.



Brodies, Wadd Lane, Snape IP17 1QX

Hallway, open plan sitting/dining/kitchen, bedroom one with en-suite shower room, bedroom two with en-suite shower room, third double bedroom and bathroom.
Ample off-road parking. Outbuilding and pretty rear garden of 100' x 40'. Total plot size of 0.2 acres.
The property was purchased in the spring of 2016 for £375,000.

GUIDE PRICE: £299,500 FREEHOLD

Ref: P5828/C

Full sales particulars available on request.

LOT 14

An impressive and substantial Victorian townhouse, extending to nearly 4,000 sq ft, that now requires complete renovation throughout, with former stables and cart lodge, occupying a site of over half an acre in the centre of Saxmundham.



The Chantry, 2 South Entrance, Saxmundham IP17 1DQ

Entrance hall, drawing room, sitting room, dining room, study, side hall, kitchen and scullery. Cellar.

Six bedrooms, two dressing rooms and a bathroom.

Former stables and cart lodge with potential for alternative uses, subject to the necessary consents.

Gardens and grounds extending to just over half in acre.

GUIDE PRICE: £400,000 FREEHOLD

Ref: P5824/J

Full sales particulars available on request.