

# *Property Auction* **RESULTS**

**\*\*PLEASE NOTE — NEW ID REGISTRATION PROCESS — SEE NOTE 17\*\***



To be held at the  
**Ufford Park Hotel**

(Deben Suite)

Yarmouth Road, Melton, Near Woodbridge, Suffolk IP12 1QW

**Thursday 3rd May 2018**

**at 6:30pm**

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

#### Contact Us



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## LOT 1



### Long Meadow, Dark Lane, Brundish IP13 8AZ

A picturesque area of woodland and amenity land extending to 1.04 acres (1.23 hectares), enjoying an accessible location in East Suffolk.

GUIDE PRICE: £35,000

FREEHOLD

Ref: W202/H

Full sales particulars available on request.

## LOT 2



### Land at Debenham Road, Crowfield IP6 9TE

A ring-fenced parcel of permanent pasture extending to 7.52 acres (3.04 hectares), situated adjacent to a network of bridleways, close to the Helmingham Estate, Suffolk.

GUIDE PRICE: £75,000

**SOLD £82,000**

## LOT 3



### Skeeters, Peasenhall Road, Kelsale-cum-Carlton IP17 2QW

5.30 acres of permanent pasture, with storage building of 2,400 sq ft and Nissen hut style building of 600 sq ft with the potential for a range of alternative uses, subject to consent.

GUIDE PRICE: £210,000

**SOLD £254,000**

## LOT 4



### **26 High Street, Wrentham, Nr Southwold NR34 7HB**

A prominent commercial premises benefitting from planning permission for the partial demolition and rebuilding of the existing property to create two dwellings, together with the construction of three new dwellings, with parking and gardens, on a site extending to 0.25 acres, in the centre of Wrentham.

GUIDE PRICE: £100,000 FREEHOLD

**SOLD £124,000**

## LOT 5



### **Commercial Buildings, Malt Office Lane, Rumburgh IP19 0JD**

A range of former agricultural buildings benefitting from planning permission for commercial/general industrial (B2) purposes, generating an income and offering scope for redevelopment (STP), on a site of approximately 1.36 acres (0.55 hectares).

GUIDE PRICE: £100,000 FREEHOLD

Ref: P5899/J

Full sales particulars available on request.

LOT 6

*A semi-detached, thatched, Grade II listed, two/three bedroom cottage standing in grounds of half an acre, adjacent to the A140.*



**1 Turnpike Cottages, Norwich Road, Brockford IP14 5NS**

Kitchen/dining room and sitting room. Two bedrooms and landing bedroom/study.  
Bathroom.  
Off-road parking.  
Grounds of 0.53 acres.

**GUIDE PRICE: £130,000 FREEHOLD**

Ref: P5872/C

Full sales particulars available on request.

## LOT 7

*A pretty, four bedroom, semi-detached, thatched, Grade II listed cottage standing in grounds of a third of an acre, occupied by a secure tenant.*



### **2 Turnpike Cottages, Norwich Road, Brockford IP14 5NS**

Kitchen, sitting room and bathroom. Three first floor bedrooms and second floor attic bedroom and store.

Off-road parking.

Pretty garden of 0.33 acres.

Secure tenant in occupation.

**GUIDE PRICE: £130,000 FREEHOLD**

Ref: P5872/C

Full sales particulars available on request.

## LOT 8

*A timber-framed Suffolk barn with planning permission to be converted to a dwelling, situated in a lovely rural position within the parish of Dallinghoo.*



### **Barn near Valley Farm, Dallinghoo IP13 0JW**

Conversion of a timber-framed barn to a dwelling of approximately 1,092 sq ft, to include open plan kitchen/dining room/sitting room. Master bedroom with en-suite bathroom, two further bedrooms and bathroom.

Grounds of approximately half an acre.

**GUIDE PRICE: £200,000 FREEHOLD**

Ref: P5886/C

Full sales particulars available on request.

## LOT 9

*A detached bungalow with scope to be fully renovated or demolished and rebuilt, standing in grounds of nearly three quarters of an acre on the outskirts of Ipswich.*



### Fairhaven, Felixstowe Road, Nacton IP10 0DF

1930s' detached brick bungalow offering kitchen, shower room, dining room, sitting room and two double bedrooms.

Off-road parking. Garage.

Mature grounds of 0.65 acres.

**GUIDE PRICE: £200,000 FREEHOLD**

Ref: P5900/C

Full sales particulars available on request.

## LOT 10

*A derelict Grade II listed farmhouse standing in a pleasant spot along a no-through road, within grounds of over three quarters of an acre.*



### **Grove Farmhouse, Grove Lane, Ashfield IP14 6LZ**

Scullery, kitchen, bathroom, dining room, drawing room and sitting room.  
Currently five first floor bedrooms plus attic rooms.  
Grounds, including substantial pond, of 0.8 acres.

GUIDE PRICE: £275,000 FREEHOLD

**SOLD £280,000**



## LOT 11

On behalf of the Diocese of St Edmundsbury & Ipswich

*It's all about the location!*

*A modern house requiring complete renovation,  
enjoying stunning views towards the River Deben.*



### **The Rectory, Mill Road, Waldringfield IP12 4PY**

Entrance lobby, entrance hall, 22' sitting room, dining room, study, kitchen/breakfast room, utility room and cloakroom. Four bedrooms and bathroom.

Attached single garage.

Grounds of 0.4 acres.

GUIDE PRICE: £525,000 FREEHOLD

**SOLD £675,000**