

Property Auction Catalogue

RESULTS



To be held at

Seckford Hall Hotel

Near Woodbridge, Suffolk IP13 6NU

Wednesday, 15th October 2014
at 6pm

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

The particulars and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.

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Detailed Notes & Guidelines

- 1. Auction Brochure**

Brief details of the properties for sale are set out in this brochure. All properties have a more detailed set of sales particulars which are available on request. Unless stated otherwise, all lots will be sold in accordance with the Law Society's Standard Conditions of Sale Version 4 and RICS Common Auction Conditions Edition 3. Prior to the auction, the Common Auction Conditions can be emailed to interested parties and a copy will be available in the auction room. Please note that the order of the auction brochure is not necessarily the order of sale and Clarke & Simpson reserve the right to withdraw or amend any lot.
- 2. Guide Price**

Guide prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a **Reserve** (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.
- 3. Auction Reserve**

The properties will be offered subject to undisclosed reserve prices. The Vendors reserve the right for Clarke & Simpson to bid on their behalf up to the reserve.
- 4. Legal Pack**

Please refer to individual lot particulars for details regarding the Special Conditions of Sale and other legal documentation.
- 5. Sales prior to Auction**

Please ensure that you inform Clarke & Simpson if you are interested in a lot as sometimes properties are sold prior to auction. For our clients to accept an offer prior to the Auction, a premium price would have to be put forward and a purchaser would be required to sign the contract in the offices of Clarke & Simpson and put down a 10% deposit well in advance of the Auction date. Whilst any offers will be considered prior to the Auction, the Seller is under no obligation to accept them. If an offer is accepted prior to the Auction, there will be no commitment on either party until contracts have been exchanged. Neither Clarke & Simpson or the Vendor will be responsible for any losses or abortive costs incurred by prospective purchasers in respect of lots which are withdrawn or sold prior to the auction.
- 6. Viewings**

Please see individual sales particulars with regards to viewing arrangements. All viewings are at the viewer's own risk. Whilst viewing, prospective purchasers should satisfy themselves as to the location, boundaries and condition of each lot prior to the Auction.
- 7. Liability of the Bidder**

The successful bidder will be under a legally binding contract upon the fall of the Auctioneer's gavel and must immediately provide to the Clerk of the Auctioneer their name, address and other appropriate information. The information provided will be used to complete a Memorandum of Sale which forms part of the Special Conditions of Sale and the successful bidder must sign and therefore exchange contracts immediately at the end of the Auction putting down a 10% deposit (unless otherwise stated) by cheque.
- 8. Insurance**

The successful purchaser will be responsible for insuring the property from the fall of the gavel and should make their own arrangements in this respect.
- 9. Alterations**

Prospective purchasers should note that there may be amendments to the sales particulars, conditions and Special Conditions of Sale. The final copy of all the documentation will be available at the Auction venue.
- 10. If you cannot attend the Auction**

Clarke & Simpson strongly advise that all interested parties should attend the Auction in order to bid. If this is not possible, please instruct a solicitor or agent to bid on your behalf and provide them with a letter confirming they have the right to bid and sign the contract for you. Please also provide them with the necessary cheque or banker's draft which they can use to pay the appropriate deposit.
- 11. General Note**

This brochure and the individual particulars are produced in good faith. If any interested parties are not familiar with Auction procedures or require general of specific information relating to a particular lot, Clarke & Simpson will endeavour to assist. Prospective purchasers are strongly advised to take independent professional advice prior to attending the auction and bidding.
- 12. Services**

The Auctioneer has not tested any equipment, apparatus, fittings or services of any of the properties in the sale and cannot verify that any are in working order.
- 13. Fixtures & Fittings**

All fixtures and fittings including carpets, curtains, garden ornaments and furniture are excluded from the sale unless stated otherwise in the particulars of sale for each individual lot.
- 14. Wayleaves, Easements & Rights of Way**

The properties are sold subject to and with the benefit of all easements, wayleaves, rights of way (whether public or private), water, drainage, sewage, wayleaves or easements that may legally exist or affect the same whether declared or not and also subject to all outgoing or charges connected with the property whether mentioned in the individual sales particulars or not.
- 15. Planning Permission & Building Regulations**

The purchaser will be deemed to have full knowledge and to have satisfied themselves as to any planning matters that may affect the property and any building regulations.
- 16. Tenure & Possession**

The properties will be offered for sale freehold and with vacant possession upon completion unless otherwise stated in the individual sales particulars.

General Auction Notes & Procedures

The previous page describes information regarding the auction in detail. The following notes are meant to be a general guide for those unfamiliar with buying property by auction and who are somewhat daunted by the prospect. The notes are prepared to assist, but prospective purchasers should not hesitate to consult the Agents/Auctioneers if there are any matters that require further explanation. Many people like to buy by auction, which is a totally transparent process rather than the uncertainties of private treaty or tenders. However, it is important that interested parties do their research before the auction. Buying by auction is unconditional and when the hammer falls a legal and binding contract is formed. If you are the successful bidder, you are legally obliged to complete the sale.

1. Before the Auction

Each property being sold will have a set of sales particulars to provide a general description and more details about such matters as viewing the property and obtaining the legal documentation. If you decide to obtain a survey of a property, please ask a surveyor to call us direct to make an arrangement for access. If you require a mortgage, it is essential that you obtain a formal offer from your lender before the auction day. Most building societies and banks will wish to instruct a Chartered Surveyor to prepare a valuation before making a mortgage offer, so you need to make your mortgage application as swiftly as possible. Generally, you will need to complete the purchase within 28 days of the auction (this varies - please refer to the individual Special Conditions of Sale). So make sure you discuss the timescale with your lenders and make sure it will not be a problem.

On the day of auction/at the auction, it may be too late to ask additional enquiries, so make sure you ask your solicitor to make all enquiries well in advance of the auction date. On the day on the auction, we would recommend that you arrive in good time and bring with you your cheque book (cash, or credit/debit cards are not accepted). Please also bring identification in the form of your passport or drivers license (for photo ID) and a recent utility bill (for proof of address). Please also bring with you details of the solicitor you will be using. Please note you are not required to register before the auction.

2. Day of the Auction

i) The order of lots will be decided on the day of the auction.

ii) The auction will start promptly. The auctioneer will make a number of announcements which may include last minute amendments and information of any lots which have been withdrawn or sold prior.

iii) The properties will be offered subject to a reserve price ie the vendor will decide the minimum acceptable price. This reserve is usually not made public but the auctioneer will make it clear when the property is "in the market" (ie the price is above the reserve) or if it is withdrawn having failed to meet the reserve.

iv) Bidding is simple - the auctioneer will determine the increment of bidding (ie the increase price upon each bid) and this will be made quite clear. Bids should be made as clearly as possible by raising your hand or brochure. Please do not be concerned that an inadvertent wink will be taken as a bid for the wrong lot! This will not happen and the auctioneer will make it entirely clear whose bid is standing when the bidding is drawing to a close.

v) At the fall of the hammer in the auction room, exchange of contracts takes place. The auction itself will not take long and immediately after it is finished, successful buyers must come to the front of the room to sign the Memorandum of Sale and pay their deposit by cheque (usually 10% of the purchase price, but please refer to the Special Conditions of Sale). Signing will be dealt with by either a member of Clarke & Simpson's staff or by the solicitor acting for the vendor. The completion date (when possession is given and the balance of the price becomes payable) will be detailed in the Special Conditions of Sale.

vi) Once the paperwork has been signed and the deposit paid, you will receive one of the signed copies of the Memorandum of Sale. This should be given to your solicitor as soon as possible. The vendor's solicitor and the purchaser's solicitor will then finalise matters so completion can occur on the relevant date.

We hope these points answer your queries but please do not hesitate to discuss any concerns with us.

FOR SALE BY AUCTION



Sold £66,000

Land adjoining Low Road, Kenton, Woodbridge, Suffolk

8.31 acres (3.36 ha) of permanent pasture and a small copse with road access, set on the edge of the village of Kenton.

GUIDE PRICE: £65,000 FREEHOLD

Ref: C1160/D

Full sales particulars available on request.

FOR SALE BY AUCTION



Sold £164,000

Land off Back Lane, Washbrook, Ipswich, Suffolk

24.75 acres (10.01 ha) of permanent pasture in a ring fence, close to the centre of the village with access directly onto Back Lane.

GUIDE PRICE: £175,000 FREEHOLD

Ref: C1294/D

Full sales particulars available on request.

FOR SALE BY AUCTION

A rare and exciting opportunity to purchase a building plot of nearly half an acre, set along a quiet lane overlooking farmland.



Building Plot, Three Stiles Lane, Martlesham, Suffolk IP12 4PF

Outline planning permission has been granted to construct a bungalow with garage, parking and garden on a plot extending to, in all, approximately 0.46 acres.

GUIDE PRICE: £200,000 FREEHOLD

Ref: P5172/J

Full sales particulars available on request.

FOR SALE BY AUCTION

A semi-detached three bedroom cottage requiring complete refurbishment and renovation.



1 Hope Cottages, The Street, Kettleburgh, Suffolk IP13 7LB

Sitting room, dining area, kitchen, utility, bathroom and WC.

Three first floor bedrooms.

Parking and garden.

GUIDE PRICE: £130,000 FREEHOLD

Ref: P5185/W

Full sales particulars available on request.

FOR SALE BY AUCTION



1 Stone Cottages, The Street, Kettleburgh, Suffolk IP13 7JZ

An attractive Listed semi-detached cottage located in the heart of the village of Kettleburgh. Sitting room, kitchen/dining room, downstairs bathroom and study. Two first floor bedrooms. Off road parking, garaging and pretty garden.

GUIDE PRICE: £150,000 FREEHOLD

Ref: P5184/C

Full sales particulars available on request.

FOR SALE BY AUCTION



2 Stone Cottages, The Street, Kettleburgh, Suffolk IP13 7JZ

An attractive Listed semi-detached cottage located in the heart of the village of Kettleburgh. Sitting room, kitchen/dining room, downstairs bathroom and study. Two first floor bedrooms. Off road parking, garaging and pretty garden.

GUIDE PRICE: £155,000 FREEHOLD

Ref: P5184/C

Full sales particulars available on request.

FOR SALE BY AUCTION

A terrace of three single storey cottages requiring renovation, ideal as second homes or holiday lets, situated in a pleasant position in the Parish of Snape.



1, 2 & 3 Wadd Cottages, Wadd Lane, Snape, Suffolk, IP17 1QX

Number 1 - sitting/dining room, kitchen, bathroom, two bedrooms and useful loft storage space. External WC. Number 2 - sitting/dining room, kitchen, bathroom and two bedrooms. Number 3 - sitting/dining room, kitchen, bathroom and two bedrooms. Grounds extending to, in all, over quarter of an acre.

GUIDE PRICE: £275,000 FREEHOLD

Ref: P5078/C

Full sales particulars available on request.

FOR SALE BY AUCTION

A Grade II Listed five bedroom farmhouse in a rural position in the Parish of Laxfield, benefitting from 5 acres of land.



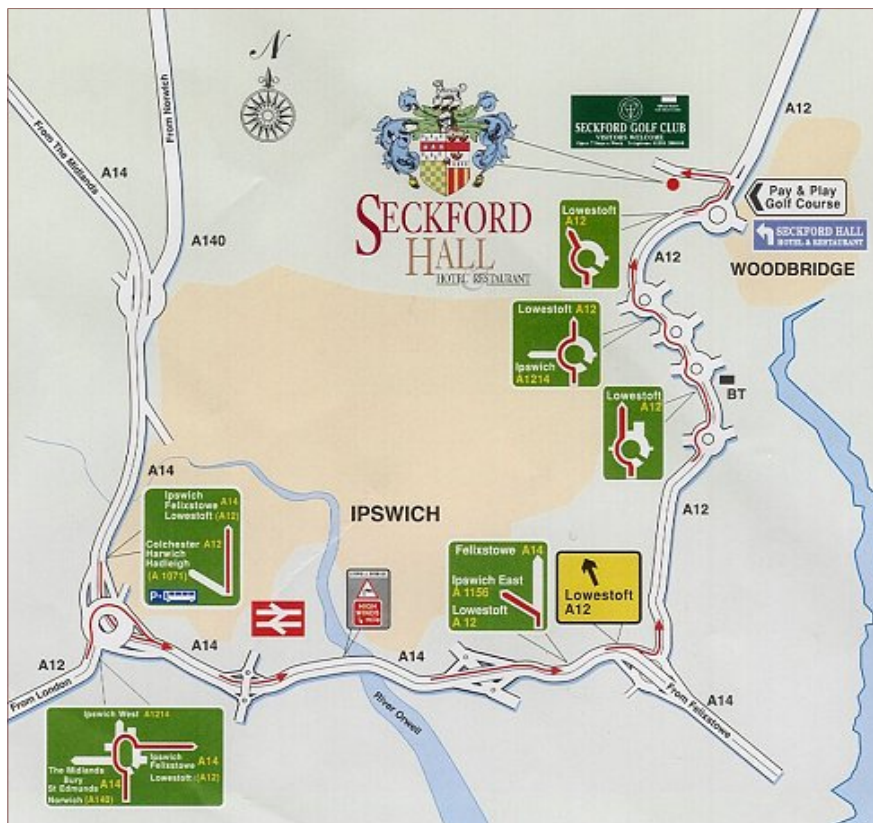
Craggs Hall, Stirrup Street, Laxfield, Suffolk IP13 8EQ

Reception hall, kitchen, utility/cloakroom, dining room and drawing room. Bedroom one with en-suite dressing room and bathroom. Two further first floor bedrooms and bathroom. Attic sitting room, study and two attic bedrooms. Double cart shed, outbuildings and attractive gardens extending to an acre. Further block of land of over 4 acres with field shelter.

GUIDE PRICE: £430,000 FREEHOLD

Ref: P4922/C

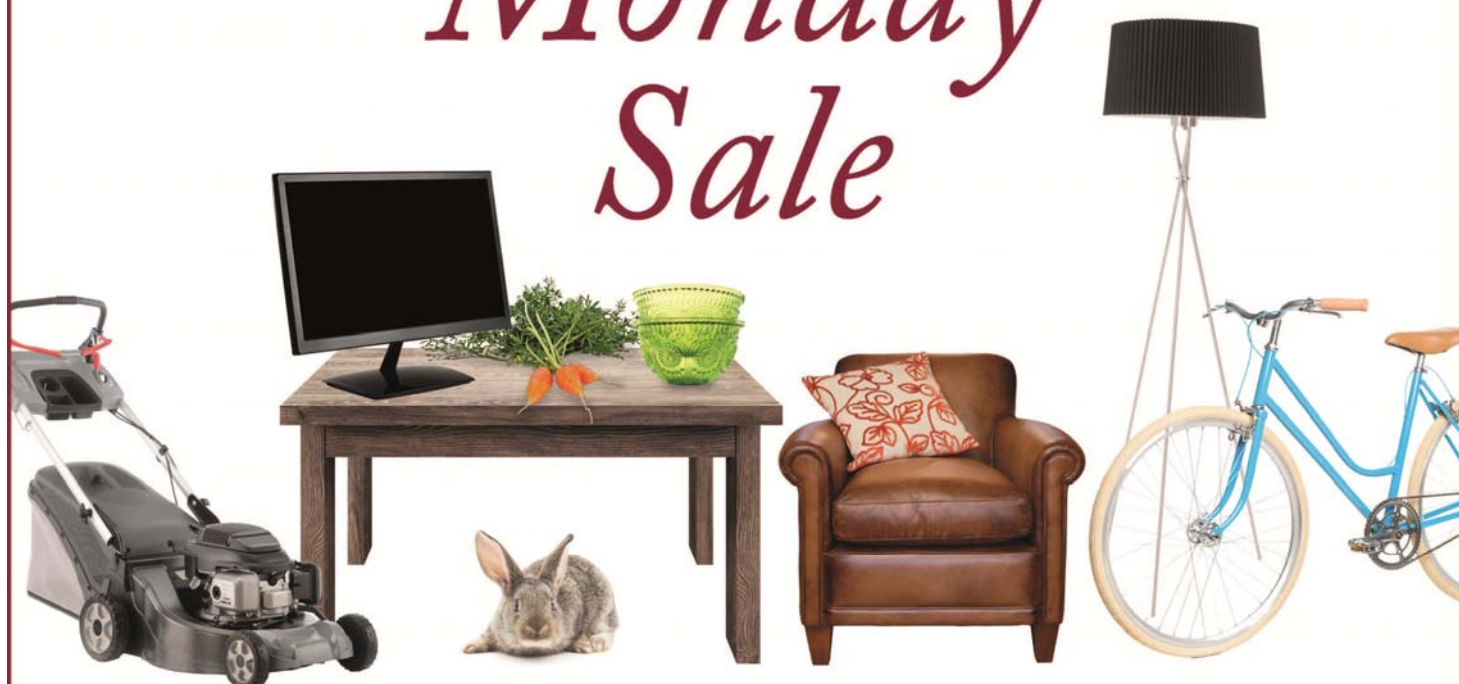
Full sales particulars available on request.



Auctions

Clarke &
Simpson

THE *Monday Sale*



Over 800 lots every week, to include cottage antiques
& modern furniture, household appliances, garden
machinery & produce, poultry, game & rabbits.

Viewing prior, and every Saturday 9am - 12noon
Refreshments available from the Tea Room

A list of selected lots and some images will be available online, on the weekly sale
section of our website - www.clarkeandsimpson.co.uk

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About Clarke & Simpson

Clarke & Simpson is based in Framlingham and deal in virtually every aspect of property in Suffolk.

Our opening hours

Monday to Friday 9am-5.30pm

Saturday 9am-1pm

If you would like to be kept informed of all new instructions, price reductions or properties which are back on the market, please telephone our office and ask to be put on our mailing list. This will ensure that you receive our regular Property Updates, either via post or email, thereby keeping you up to date.

Please also check our website - www.clarkeandsimpson.co.uk - as this is updated on a daily basis. Full particulars can be downloaded from here. Our properties are also featured on Rightmove.co.uk, tlo.co.uk and facebook.com.

If you would like to view a property please email or telephone us - our viewing team will be pleased to try and fit in with you seven days a week.

Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist—please call 01728 746323.