



Land and Property Auction Wednesday 30th August 2017 Commencing 3pm

**At Park Hotel
29 Denmark Street
Diss
Norfolk
IP22 4LE**

Email: richard.prentice@durrants.com
Tel: 01379 646602
WWW.DURRANTS.COM

NOTES FOR PROSPECTIVE PURCHASERS

1. THE 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 auctions.durrants.com/auction-calendar.asp 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. All lots will be sold in accordance with RICS Common Auction Conditions 3rd Edition and any Special Conditions of sale as produced by the solicitors for each individual Lot. A copy of these conditions is available for inspection at the Auctioneer's offices or any of the Vendors' Solicitors. Durrants reserve the right to withdraw any lot and alter the Order of Sale.

2. RESERVE PRICE

The vendors's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve is undisclosed and can be subject to change up to and including the day of the auction. The Vendors reserve the right for Durrants to bid on their behalf up to the reserve.

3. GUIDE PRICE (*)

The guide prices quoted in this catalogue are indicative only and given to assist prospective purchasers in deciding whether to pursue a purchase. The guide price can be shown in the form of a minimum and maximum range within which the acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable sale price (reserve) would fall. A guide price is different to reserve price (see separate definition above). The guide price can be subject to change at any time prior to the auction. Prospective Purchasers should make the appropriate enquiries regarding the revision of any guide price.

4. LEGAL DOCUMENTS

- Will be available 7-10 days prior to the Auction
- Durrants will also endeavour to ensure that the legal documents are available for inspection at the Auction Venue on the day of sale. Please contact the relevant office to confirm.

5. SALES PRIOR TO AUCTION

Where a person is interested in purchasing he should ensure that the Auctioneer is aware of his interest as sometimes properties are sold prior to Auction. Should a Purchaser wish to make an offer to purchase prior to the Auction date, then he should contact the Auctioneer's relevant office. A Purchaser's offer should be his best and final offer as the Auctioneer may not consult the bidder further. If the offer is accepted there will be no commitment on either party until contract is exchanged. Durrants will endeavour to respond immediately to all offers, however if a Purchaser does not hear from the relevant office within 48 hours of submitting an offer then it should be assumed that the offer is not acceptable at that time, but may subsequently be reviewed. Prospective Purchasers should therefore contact the relevant office prior to the Auction to enquire as to whether the lot will be offered at the auction or whether it has been withdrawn or sold. Neither Durrants nor the Vendor 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 the Auction.

6. VIEWINGS

All viewings are strictly by appointment with the Auctioneer's relevant office, unless otherwise stated. Viewing arrangements are printed in the catalogue under each individual lot. All viewings are at viewers' own risk. Whilst viewing, prospective purchasers should satisfy themselves as to the location, boundaries and condition of each lot prior to the auction.

7. SALES PARTICULARS

- Any areas and measurements referred to within the particulars within this catalogue are approximate and are for guidance only and do not form part of any contract
- Any photographs or plans that are included within this catalogue are provided for the convenience of prospective purchasers only and are not necessarily to scale and do not form part of any contract. Neither the vendors, their agents, Durrants, nor any person in their employ give or are entitled to give any representation or warranties whatsoever in relation to the properties or any part thereof.
- Plans referred to in this catalogue are based on Ordnance Survey Maps with the Sanction of the Controller of HMSO. Crown Copyright Reserved. Licence No. ES100004151.

8. 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 telephone number and, where appropriate, the name and address of the person or company on whose behalf he or she has bid, together with the name and address of the Solicitors acting on behalf of the Purchaser. Where such a bidder fails to provide such information the Auctioneer shall be entitled to re-offer the property for sale. The information provided will be used to complete a memorandum of contract in the form of a memorandum found in the inside rear cover of this catalogue which the successful bidder must sign and exchange with the Auctioneer's staff prior to leaving the room.

9. INSURANCE

The successful Purchaser will be responsible for insuring the property from the fall of the gavel and should make his or her own arrangements in this regard.

10. DEPOSIT

Each Purchaser will be required to pay 10% deposit, subject to a minimum deposit of £3,000 whichever is the greater. This deposit should be by Banker's Draft, cheque, or debit/credit card made payable to George Durrant & Sons Ltd. A separate deposit will be required in respect of each and every lot purchased. Credit card payments are subject to an additional 2%. Please note we cannot accept payment of deposits in cash.

11. BIDDER REGISTRATION AND MONEY LAUNDERING

We are required to comply with the Money Laundering Regulations. Prospective purchasers are required to register prior to the auction to obtain a bidding number. Purchasers will be required to provide two forms of identification. Purchasers must allow Durrants to photocopy the documentation for storage and file for up to 5 years. The two documents can comprise either a current signed passport, current UK photo card, driving licence or full UK driving licence old version, and a utility bill issued within the last 3 months (not mobile phone), Local Authority tax bill valid for the current year or bank, building society, credit union statement (containing the current address). If you are acting on behalf of another party see our terms and conditions for proxy and telephone bidding contained within this brochure.

12. ALTERATIONS

Prospective Purchasers should note that there may be amendments or additions to the sales particulars, conditions and extra conditions and Special Conditions of Sale. Any addendum relating to these amendments will be available at the Auction and will be attached to the sale contract and form part of the contract of sale. The addendum may have to be signed on behalf of the Purchaser. Purchasers will be deemed to have read and considered the particulars, conditions, extra conditions and addendums and have full knowledge of these and all documents and other matters referred to.

13. IF YOU CANNOT ATTEND THE AUCTION

Durrants strongly advise that all interested parties should attend the auction in order to bid. If it is not possible, then only by prior arrangement a Purchaser can authorise the Auctioneer to bid on his behalf (by proxy) up to a specified limit. Alternatively, a Purchaser can bid by telephone whereby a member of the Auction staff will take bids, and bid on his behalf in the sale room. The telephone/proxy bidding form and terms and conditions can be found in this brochure.

14. GENERAL NOTE

Durrants and any joint agents give notice that:

- These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- No person in the employment of Durrants or any joint agent has any authority to make or give any representation or warranty whatsoever in relation to these properties.
- If any interested parties are not familiar with Auction procedures or require general or specific information relating to a particular lot Durrants will endeavour to assist. Prospective Purchasers are strongly advised to take independent professional advice prior to attending the Auction.

15. BUYER'S ADMIN FEE

A charge of £250 (plus VAT) per lot will be payable by all successful purchasers and this fee is to be added to the deposit and paid on the day of the auction.

An admin charge of £20 is payable for sending out paper copies of legal packs. Emailed versions are free of charge.

The following points apply to all properties offered for sale within this catalogue unless specified within the individual property descriptions:

16. SERVICES

The Auctioneer has not tested any apparatus, equipment, fittings or services in any of the properties in the sale and cannot verify that they are in working order or are available. The prospective Purchaser is advised to obtain verification from their Solicitor or Surveyor.

17. FIXTURES AND FITTINGS

All fixtures and fittings including carpets, curtains, garden ornaments and furniture are excluded from each sale unless stated otherwise in the particulars of sale for the individual lot.

18. WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The properties described herein are sold subject to and with the benefit of all easements, wayleaves, rights of way (whether public or private), water, drainage, sewage, light, wayleaves and other 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 these particulars or not.

19. TOWN AND COUNTRY PLANNING

The Purchaser will be deemed to have full knowledge and to have satisfied themselves as to any planning matters that may affect the property.

20. TENURE AND POSSESSION

The property is offered for sale Freehold and vacant possession will be given on completion unless otherwise stated in the particulars.

ORDER OF SALE

Lot No	Address	Guide Price
1	2 Cheneys Lane, Talconeston, NR16 1DB	£300,000*
2	Holly Tree Bungalow, Harvey Lane, Dickleburgh, IP21 4NL	£110,000 - £120,000*

Results from Property Auction held on Wednesday 19th July 2017		
1	29 Redenhall Road, Harleston, Norfolk, IP20 9HB	£269,000
2	Building Plot to rear of 29 Redenhall Road, Harleston, Norfolk, IP20 9HB	£140,000
3	Denbridge, Low Road, Alburgh, Harleston, Norfolk, IP20 0DF	£122,000
4	Beech Lodge, The Street, Wenhaston, Halesworth, IP19 9DP	£287,000

LOT 1 – 2 CHENEYS LANE, TALCONESTON, NR16 1DB

GUIDE PRICE £300,000*



Description

2 Cheneys Lane is a semi-detached bungalow requiring updating and modernising together with adjoining garage.

The bungalow is constructed of brick external walls under a tiled roof. uPVC double glazed windows have been fitted throughout. There is an oil fired heating boiler located in the utility room served by a plastic oil tank in the rear garden.

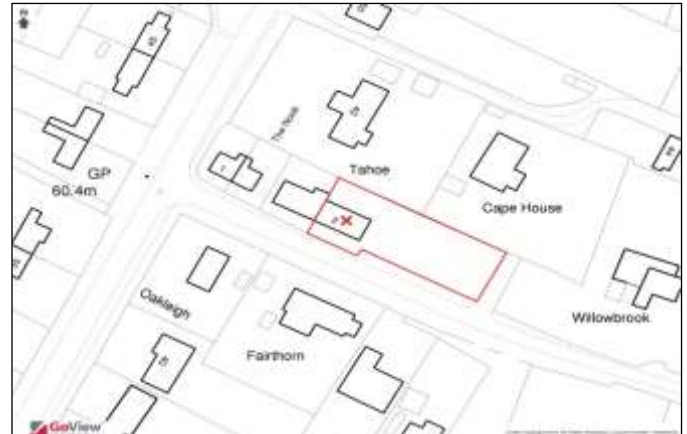
Outline permission has been granted by South Norfolk District Council for the construction of a pair of semi-detached dwellings and a separate detached dwelling under reference 2016/2211.

The whole extends to 0.18 acres with good road frontage to Cheneys Lane.

Location



Site Plan



Agents Note

The ditch to the rear of the property is owned by the adjoining neighbour and the boundary is the brow of the ditch.

Local Authority

South Norfolk District Council, Swan House, Long Stratton.

Council Tax Banding

B

The Bungalow



TOTAL APPROX. FLOOR AREA 883 SQ.FT. (81.2 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, corridors, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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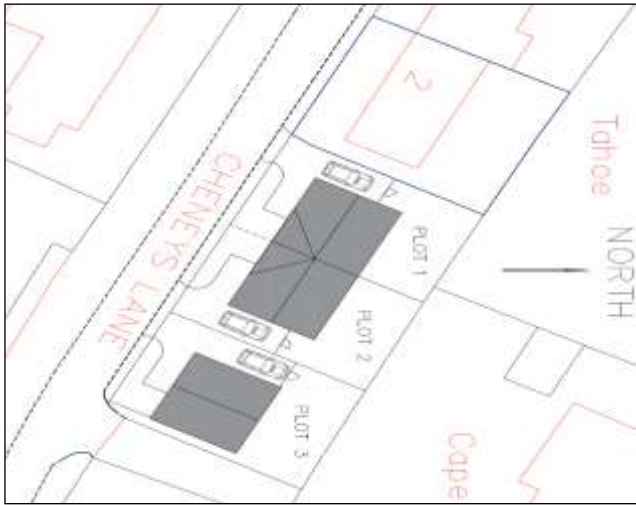
Services

We believe mains Water and electricity are connected, the bungalow is we believe attached to a private sewage system. Mains gas is not available. It is believed that mains foul sewage is available in the frontage road.

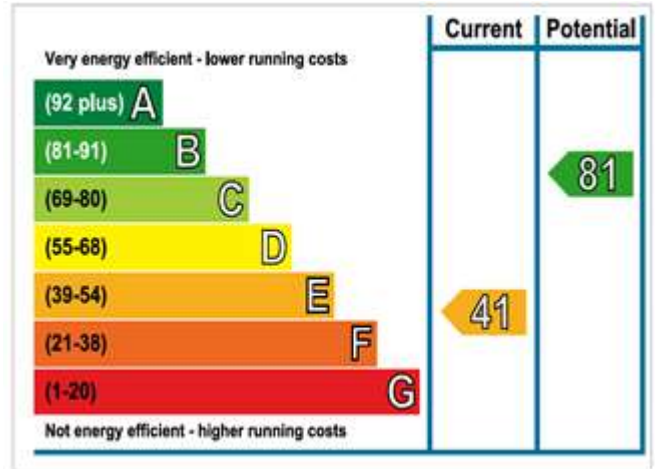
Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.

**LOT 1 – 2 CHENEYS LANE, TALCONESTON, NR16 1DB
GUIDE PRICE £300,000***

Site Plan



EPC



Solicitors

Steeles Law, 3 St Nicholas Street, Diss Norfolk IP22 4LB
Tel: 01379 652141

Viewings

Strictly by appointment with the Auctioneers Diss Office
on 01379 642233.

LOT 2 – HOLLY TREE BUNGALOW, HARVEY LANE, DICKLEBURGH, IP21 4NL GUIDE PRICE £110,000 - £120,000*



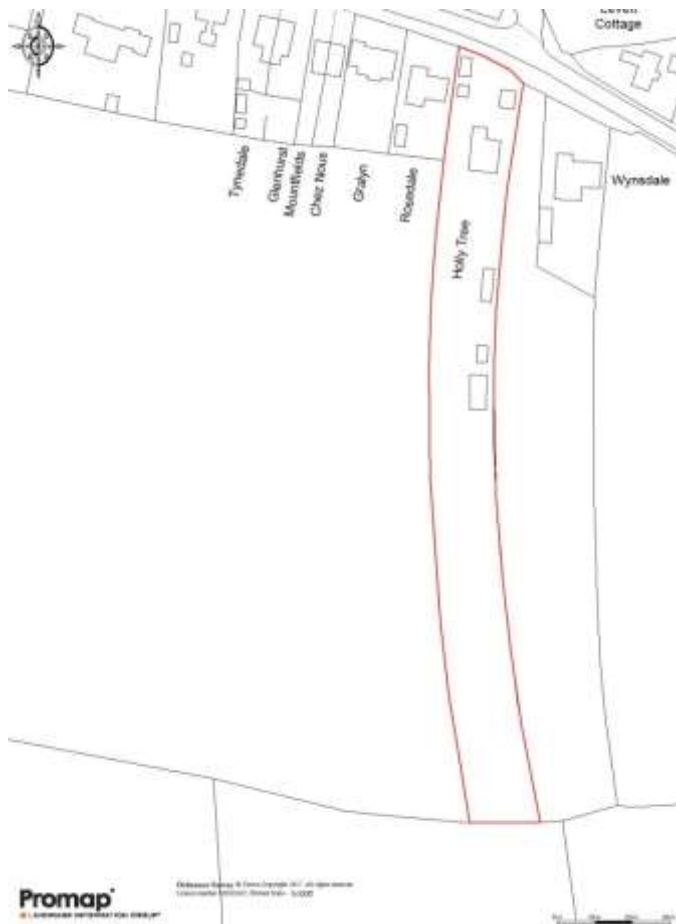
Description

Holly Tree Bungalow is located in Dickleburgh, a popular village just 4.5 miles from Diss.

The property has external brick walls under a tiled roof. Internally the walls are constructed of asbestos containing cement board. A full asbestos report is available from the selling agents.

Due to the construction of the property we feel that this property would be suitable for complete refurbishment or replacement subject to the necessary planning permission.

The accommodation currently includes two reception rooms, kitchen, bathroom and three bedrooms.



Outside

The property has extensive grounds, standing well back from the road providing ample off road parking and extending 0.91 acres (0.37 ha)

There are a range of outbuildings, either side of the drive are a workshop and a garage.

To the rear of the property is a large Nissan hut.

Also included with the property is an air raid shelter located handy next to the front door.

Location



Directions

From Diss head north on the A140 at the Dickleburgh roundabout head into the village taking the second right hand turn into Harvey Lane, the property will be found on the right opposite the Village Centre.

Agents Note

An asbestos survey has been completed and is available on request.

Local Authority

South Norfolk District Council

Council Tax Banding

B

Services

We understand all mains services are connected.

Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.

LOT 2 – HOLLY TREE BUNGALOW, HARVEY LANE, DICKLEBURGH, IP21 4NL
GUIDE PRICE £110,000 - £120,000*

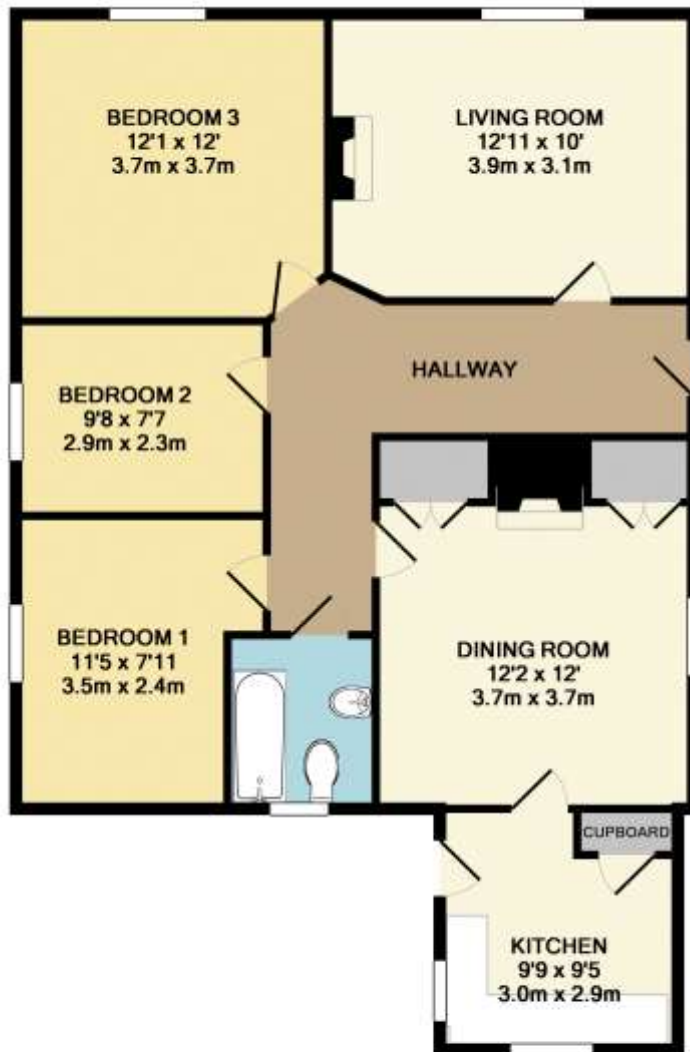
Energy Efficiency
Rating F

Solicitors
Steeles Law, 3 St Nicholas Street, Diss Norfolk IP22 4LB
Tel: 01379 652141



Viewings

Block viewings will be arranged by the Agents please contact the Diss Office on 01379 642233.



TOTAL APPROX. FLOOR AREA 890 SQ.FT. (82.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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BUILDING CONSULTANCY SERVICES

ABOUT DURRANTS

As well as being known for our Auction House and Estate Agency, Durrants offers specialist professional services covering a broad spectrum of expertise to support existing and new clients.



ABOUT BUILDING CONSULTANCY

Our Building Consultancy team will help you realise your planning, architectural, property and construction aspirations.

Building on the in-house team's field of professional qualifications and skills, we can offer either stand alone services for individual projects or work with our colleagues in other departments to provide a package of services when required.

From planning advice through design to project managing, the Building Consultancy team can tailor our services to meet your needs.

OUR SERVICES

With the four main areas of expertise the department offers we can provide specific professional services or a combination to assist you in realising your aspirations.

- Building Surveying covers amongst other things Building Pathology, Building Surveys, Landlord and Tenant Advice, Dilapidations, Insurance Reinstatement Assessments, Party Wall Advice, Schedules of Condition and many more services
- Architecture covers Accessibility Advice, Architectural Design, Building Regulations, Design Co-ordination, Feasibility Studies and many other related services
- Planning covers Advice and Assessments on Permitted Development, Planning and Listed Buildings as well as making Applications, Appeals and Appraisals

- Project Management covers Cost Advice, Construction Drawings and Management, Contract Selection and Administration, Tender Procedures and Advice.



HOW WE CAN HELP

At Durrants Building Consultancy we understand that both clients and building projects have varied needs and we aim to assess these and offer services that best meet those individual requirements.

We understand that clients may range from those who have never employed a building professional to those with great experience of the construction industry, so at Durrants we put the client at the heart of our service. We aim to ensure that all our clients are given not only a professional service but also the level of guidance they require to support them in realising a project.

From giving professional advice and assessments to helping you deliver a completed building, the Building Consultancy team can provide you with a broad range of services delivered by a team skilled and qualified in a range of associated disciplines, backed by membership of professional bodies to give you the confidence to meet the challenges you may face, no matter the scale or scope of your project.



Contact Trevor Musk, Diss Office 01379 642233
email: Trevor.musk@durrants.com

AUCTION BIDDERS REGISTRATION FORM

BIDDER NUMBER

**In order to bid at our auctions, you need to register with us first.
Please allow sufficient time to register prior to the Auction.**

LOTS BIDDING ON

You will need to bring with you this form duly completed and **TWO FORMS OF IDENTIFICATION** (1 from point A and 1 from point B), which will be copied and kept on file.

- A:** A **valid passport** or a **valid signed UK photo-card driving licence** – (proof of identity)
B: A **utility bill** or **bank/debit card statement** – (proof of residence)
 (must be dated within the **last 3 months**)

Name of bidder:

Name of buyer (if different):

Postal address:

.....

..... Postcode:

Telephone numbers: Home:

Work:

Mobile:

Email:.....

Solicitor:

.....

..... Postcode:

Telephone number: DX No:

Signature:..... Date:

How are you intending to pay your deposit?	Personal Cheque		Building Society Cheque			
	Company Cheque		Bankers Draft		Debit Card	

For Official use ID provided	A: Identification	Photo: Y/N
	B: Address	Date of bill:

If you do not wish to be on our mailing list please tick this box

TERMS AND CONDITIONS FOR TELEPHONE AND PROXY BIDDERS

Where a prospective buyer is unable to attend an auction sale, or any part thereof, he/she may send a signed bid on the reverse of this form, together with the maximum price he/she is prepared to authorise the Auctioneers to bid on his/her behalf, or arrange for the Auctioneers to conduct/relay a Telephone or Proxy Bid. The Auctioneers will not exceed the maximum bidding figure under any circumstances.

The instruction/registration to bid should be accompanied by a bank or building society draft (made payable to Durrants) representing 10% of the maximum bid price (plus the administration fee of £250 plus VAT). Alternatively, a bank transfer can be made into our Clients Account. If the bid price is £30,000 or less then the minimum deposit is £3,300 (including the £300 administration fee). If the bid price is less than £3,000 then the full purchase price (plus the £250 administration fee (plus VAT)) is payable. Should the Lot be bought for less than the maximum bid price then the surplus of the deposit will be deducted from the balance due on completion.

In compliance with the Money Laundering Act, all bidders are required to provide photographic identification and proof of address. All remote bidders should enclose copies of a photographic identity document such as a current passport or UK driving licence and a utility bill/council tax bill or building society/ bank statement/credit card statement or any other form of identity document (with the exception of a mobile phone bill) that has been issued within the last three months that provides evidence of residency at the correspondence address stated under the Buyers details overleaf.

Any bidders acting on behalf of another party will need to provide the documents detailed above for both themselves and the named Buyer, together with a valid letter of authority authorising you to bid on the Buyers behalf. Bidders acting on behalf of a company should provide the above documents for themselves together with a written authority from the company.

Completed bidding forms, accompanying drafts and proof of identity should be sealed inside the envelope provided, which should be clearly marked on the outside with the required information.

The sealed proxy bidding envelopes will not be opened by the Auctioneers until immediately prior to the Auction and the amount of any bid will not be disclosed to the Seller or the Auctioneer conducting the sale from the rostrum. Telephone bidding forms will be opened in advance of the Auction as they require verification of the contact telephone number to provide this service.

It will be assumed that a bid is to be made by telephone if the method of bidding is not clearly indicated on the outside of the sealed envelope and, consequently, the envelope will be opened upon receipt. Bidding forms should be emailed to auctionrooms@durrants.com or posted/delivered by hand to Durrants Auction Rooms at least 48 hours before any sale, unless otherwise agreed. If sending the form and draft by Recorded Delivery then please allow extra time as this service will take longer than ordinary first class post.

If a bidder wishes to bid for more than one Lot then separate forms must be completed for each Lot, with the draft for the total deposits (including administration fees for each Lot) and the necessary proof of identity sealed inside the envelope depicting the first Lot Number for which you are bidding.

A proxy bid must be to an exact figure, ie, the wording "one hundred pounds over the highest bid in the room" would not be acceptable. The Auctioneer reserves the right not to bid on behalf of the telephone/proxy bidder should there be any error, confusion (either apparent or otherwise) in respect of the instructions or accompanying draft. The Auctioneers undertake not to "run" the bidding above the reserve and will bid on the bidder's behalf against those present in the room (and against any other bids he may receive on that Lot) to the limit of their instructions/bid.

A remote bidder must appreciate that his/her offer is binding and that the Auctioneer has full legal power to sign the Contracts on behalf of the Buyer, providing for completion in accordance with the Special Conditions of Sale as applicable to that Lot.

The Auctioneers will make no charge to the Buyer for this service and will accept no liability whatsoever for a bid not being made, whether through late arrival or non-delivery of a bidders registration bidding form, failure to reach a telephone bidder from the Auction Room, lack of clarity of instructions or for any other reason whatsoever.

A successful proxy bidder will be advised by telephone, where possible, and unsuccessful proxy bidders will be notified by post and their deposit returned. Bidders are strongly advised to telephone the offices of Durrants Auctioneers on **01502 712122 between 9.00am and 10.00am** on the day of the auction to ensure that there are no late amendments either to the details or the Special Conditions of Sale.

The Buyer will be deemed to have knowledge of such amendments and will buy subject to them. In the event of a major amendment being necessary, and the Auctioneers not receiving any further instructions from the telephone/proxy bidder, the Auctioneer reserves the right not to bid on behalf of the telephone/proxy bidder.

The Auctioneer's decision is final.

TELEPHONE AND PROXY BID FORM

PLEASE COMPLETE AND RETURN THIS FORM AT LEAST 48 HOURS PRIOR TO THE START OF THE AUCTION TOGETHER WITH THE REQUIRED TWO FORMS OF IDENTIFICATION. IF YOU ARE UNABLE TO RETURN THIS FORM IN PERSON WE REQUIRE CERTIFIED COPIES OF THE FORMS OF IDENTIFICATION. Please return to Durrants, 10 New Market, Beccles, Suffolk, NR34 9HA

Section 1 – Auction details

Date:

Venue:

Lot Number and Address:

Section 2 – Telephone Bidding

Your Contact Telephone Number during the sale:

In the even that we are unable to make contact, or contact is broken during the sale of the Lot, you hereby authorise us to bid by Proxy on your behalf. Please complete the Proxy Bidding section below.

Section 3 – Proxy Bidding

Maximum Bid Price £

(Words)

Section 4 – Buyer's Details

Buyers full name(s):

Company name if appropriate:

Address:

Business Tel:

Home Tel:

Mobile No:

Email:

Section 5 – Solicitors Details

Company Name:

Address:

For the attention of:

Telephone Number:

Email:

SECTION 6 – DECLARATION

I hereby instruct Durrants Auctioneers to bid on my behalf in accordance with the Terms and Conditions specified within this brochure and I understand that if successful the offer will be binding upon me. I enclose a bank/building society draft or I am transferring the sum of £ _____ being 10% of my maximum bid (plus the admin fee of £250 plus VAT) to be held to my order and not banked until I am the successful bidder or returned to me in the event of my bid being unsuccessful. If the bid price is £30,000 or less then the minimum deposit is £3,300. If the bid price is less than £3,000 then the full purchase price (plus the £300 admin fee) is payable. I also enclose the necessary proof of ID as required under the Terms and Conditions.

Signature of Bidder:

Date:

Name, Address and Capacity of Signatory if different from Buyer's details above:

For Official use

A: Identification

Photo: Y/N

B: Address

Date of bill:

MEMORANDUM OF SALE

Property Address:

The Vendor:

The Purchaser:

Postcode:

Tel:

It is agreed that the Vendor sells and the Purchaser buys the property described in the accompanying particulars and conditions of sale subject to their provisions and the terms and stipulations in them at the above price.

Purchase Price

**Purchaser
Administration Fee**

Deposit

**Total Deposit and
Purchaser Admin Fee**

Balance

Dated:

Completion Date:

Signed:

Authorised Agent for the Vendor

As Agents for the Vendor we acknowledge receipt of the deposit in the form

Of:

Dated:

Signed:

The Purchaser

Purchaser Solicitor:

Vendors Solicitor:
