

For Sale By Online Auction
A terrace of four garages in an established and popular residential area to the north of Woodbridge.

Guide Price
£30,000 Freehold
Ref: P7125/J

Garages to the east
of Haugh Lane
Woodbridge
Suffolk
IP12 1JQ



A terrace of four single garages, each measuring approximately 4.72m x 2.69m of brick construction with manually operated up and over doors.

For Sale By Timed Online Auction - 21st July 2023

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Method of Sale

The garages are being offered for sale by Unconditional Timed Online Auction on 21st July 2023 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 working days thereafter. For details of how to bid please read our Online Auction Buying Guide.

The Seller's solicitor has prepared an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Marshall Hatchick, The Ancient House, 22 Church Street, Woodbridge, Suffolk IP12 1DH. For the attention of: Philip McLauchlan; email: Philip.mclauchlan@marshallhatchick.co.uk.

Tel: 01394 388411. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The garages will be found in an established residential location to the north of the market town of Woodbridge. Probably best known for its outstanding riverside setting, Woodbridge offers a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. The property is also in close proximity to Melton, a popular village with a well supported primary school, large playingfield with tennis courts and children's play area, good pub/restaurant, The Coach and Horses, an independent village shop, small petrol station and Spar convenience store. Both Melton and Woodbridge benefit from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

Description

The subject property comprises a terrace of four single garages, that are located between Barton Road and Haugh Lane in an established and popular residential area to the north of Woodbridge's town centre.

The block of garages measures approximately 10m x 5m overall, and with each individual garage measuring approximately 4.72m x 2.69m.

The site area extends to approximately 0.02 acres (0.01 hectares) in all.

The building is seemingly of brick and concrete block construction with concrete partition walls and manually operated up and over doors. There is a mono-pitch corrugated asbestos sheet roof covering.

The seller has advised that all of the garages have been let successfully in recent years with rates of £60 per month per garage being paid by occupiers.

Viewing

At any time with particulars in hand.

Services

None connected.

EPC Not applicable

Local Authority

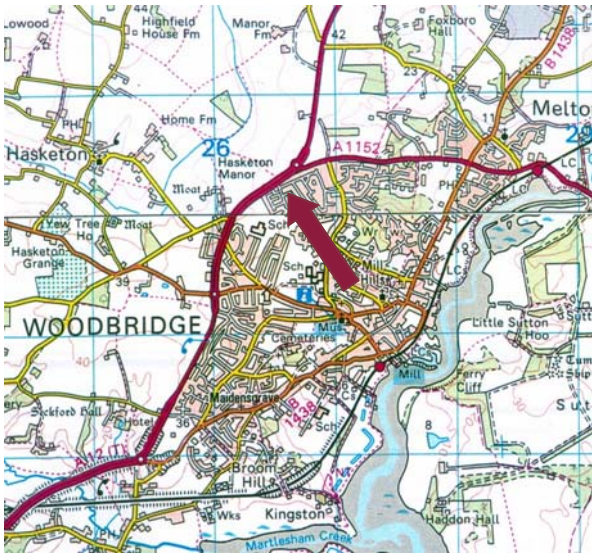
East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;
Tel: 0333 016 2000

Site Plan - Indicative Only



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £420 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.



Directions

Heading south on the A12, take the slip lane signposted Haugh Lane. Take the second left turn before number 44 Haugh Lane and the garages will be found a short way along on the left hand side.

For those using the What3Words app:
///intensely.free.spelling



Need to sell or buy furniture?

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