

FOR SALE BY ONLINE AUCTION

A fascinating, second world war observation building, standing in a stunning position near the sea within the parish of Bawdsey.

Guide Price
£160,000 Freehold
Ref: P7140/C

The Battery
Observation Post (BOP)
East Lane
Bawdsey
Suffolk IP12 3AP



An unusual three storey reinforced concrete structure with scope for various uses, with views out to sea.
Grounds extending to 0.2 acres.

FOR SALE BY TIMED ONLINE AUCTION
- 26th July 2023

Contact Us



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Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on 26th 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 vendor's solicitor has prepared an Auction Legal Pack. This is 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 solicitors are Birketts Solicitors; Providence House, 141 - 145 Princes Street, Ipswich, Suffolk IP1 1QJ; Tel: 01473 232300; For the attention of Imogen Grainger; Email: imogen-grainger@birketts.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The Battery Observation Post (BOP) is situated in the parish of Bawdsey in a designated area of Outstanding Natural Beauty, adjacent to the coast and also fresh water lagoons. The village of Bawdsey is situated approximately 10 miles to the south-east of the historic market town of Woodbridge. It is approximately 4 miles from the picturesque sailing hamlet of Ramsholt, with its popular public house, located on the north bank of the river Deben. The BOP is also 2 miles from Bawdsey Ferry. Woodbridge is well known for its eclectic mix of shops, pubs and cafes. There are further sailing facilities on the river Alde and Ore at Orford, approximately 12 miles along the coast and there are excellent recreational facilities in the immediate local area and in Tunstall and Rendlesham forest which are also easily accessible. The ferry from Bawdsey to Felixstowe provides regular access to the south side of the river Deben and popular Felixstowe Ferry Golf Club.

Description

The Battery Observation Post is Grade II Listed. It is believed to date from the 1940s and is of reinforced concrete construction with a cantilever roof over balcony with views out to the sea. It is understood that high precision range finders were housed in the upper storey which acted as the centre of communications with the searchlight positions and guns. The building is understood to have formed the operational focal point of the emergency coastal defence battery.

It is envisaged that interested parties could seek various uses. In the late 1980s planning was refused for a dwelling but it is understood that in September 2002, Planning Permission and Listed Building Consent were granted for the change of use to a holiday unit. However, this was not implemented at the time.

Viewing

Please view at any reasonable hour taking due care. Please note there are just hatches to the lower ground and first floor. Access is not deemed safe and the vendor nor agents can take responsibility for the safety of those viewing.

Services

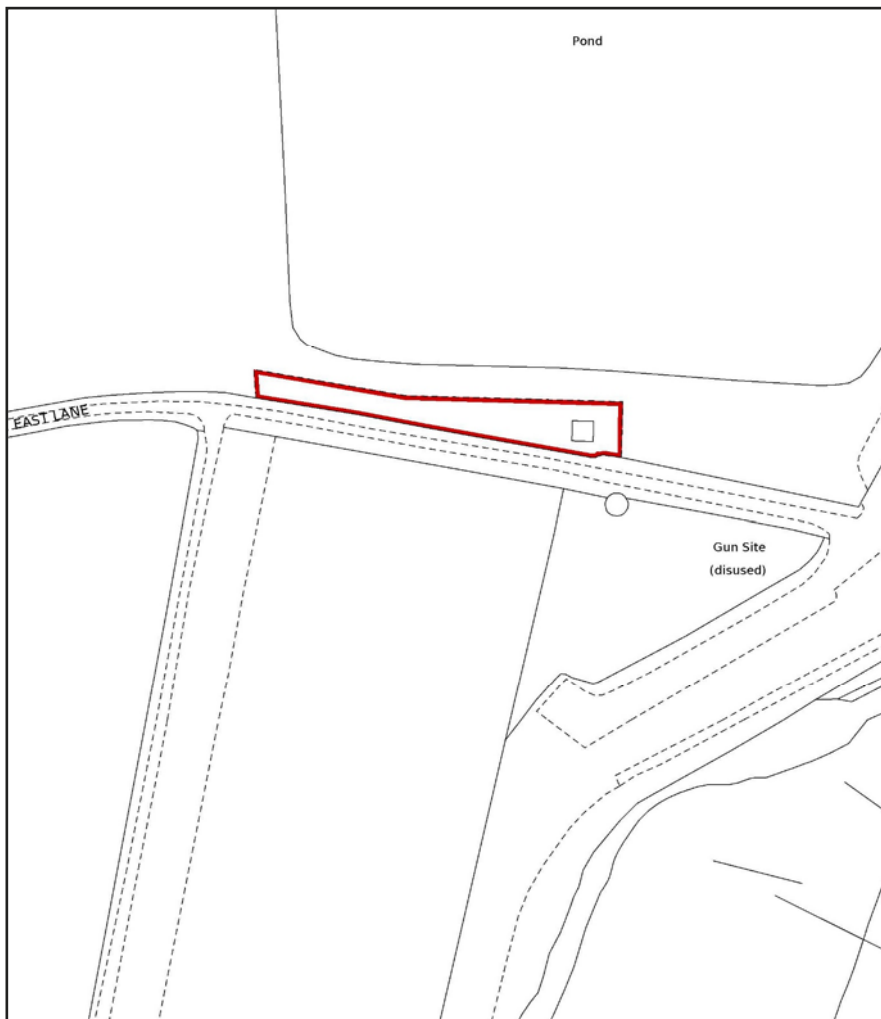
There are no services connected to the site.

Local Authority

East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

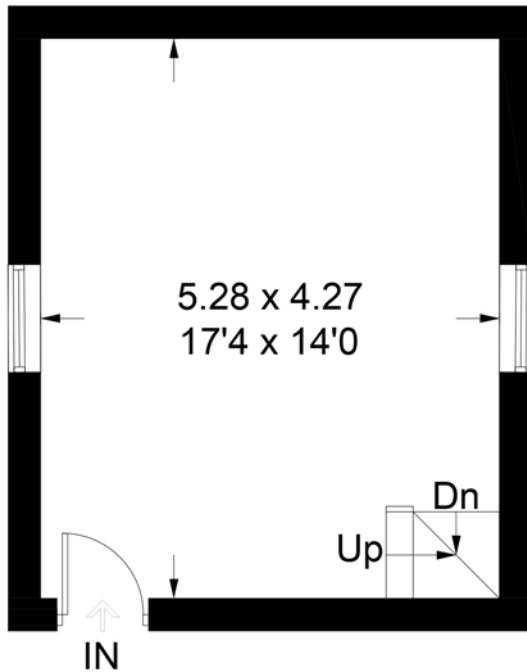




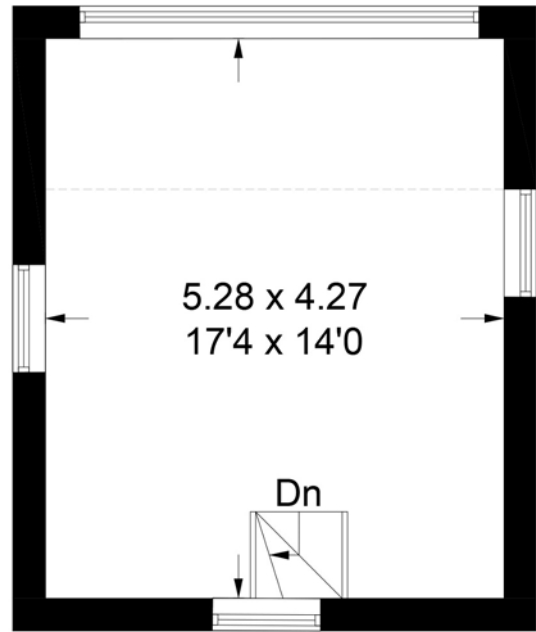


Battery Observation Post, Bawdsey

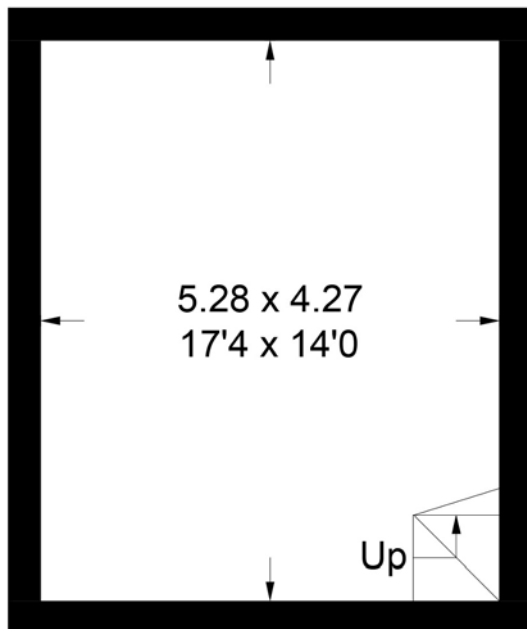
Approximate Gross Internal Area = 66.4 sq m / 715 sq ft



Raised Ground Floor



First Floor



Lower Ground Floor

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Produced for Clarke and Simpson



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 - £900 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.

July 2023



Directions

Entering Bawdsey from the north on the B1083 road from Woodbridge/Melton/Alderton, proceed past the church before turning left where signposted to East Lane. Follow this road for about three quarters of a mile and the BOP is situated on the left hand side.

For those using the What3Words app:

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