

For Sale By Online Auction

*A Gospel Hall extending to 125sqm
situated in Eye Town Centre.*

Guide Price
£100,000 Freehold
Ref: P7186/JG

The Gospel Centre
Castle Street
Eye
Suffolk
IP23 7AW



A Gospel Hall oozing with character and charm available by auction, offering a number of possible uses — subject to planning

For Sale By Timed Online Auction - 18th April 2024

Contact Us



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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction 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 Fairweather Law, 10 Riverside Framlingham Suffolk, IP13 9AG. For the attention of: Jasmine Pringle; email: jpringle@fairweatherlaw.co.uk Tel: 01728 724737. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

Eye is a well-served town with two supermarkets, a butchers shop, a bakers, a deli, antique shops and even a chocolatier! It is also in easy reach of London for commuting as Diss is a very short drive away (also on the bus route from Eye) with its fast and regular rail connections to London, Norwich and Cambridge. Diss lies 4 miles away and offers amenities including schools, health and sport facilities.

Description

The Gospel Centre is a unique and characterful property occupying a central position within the town of Eye. Since the late 1970's the premises had been used as a Gospel Hall. The property offers the opportunity for those wishing to use the property for a community facility/local service or longer-term redevelopment of the hall, subject to planning.

The accommodation is spacious and airy and comprises the main Gospel Hall (with entrance hallway), large kitchen and outside wc. The floor to ridge ceiling height of the main hall is 6.91m.

Externally, the property has a small frontage garden enclosed by a brick wall with an adjoining pathway leading to the rear of the property. At the rear is a further courtyard with covered walkway leading to the outside wc.

The property is not listed but is within a conservation area.

Accommodation

Room	Sqm	Sqft
Gospel Hall	99.48	1,069.41
Kitchen	24.12	259.29
WC	2.15	23.11

Viewing

Strictly by appointment with Clarke and Simpson.

Services

We understand mains water, electricity and foul drainage are connected.

EPC

D (92)

Local Authority

Mid Suffolk District Council; Endeavour House, Russell Road, Ipswich IP1 2BX.



NOTES

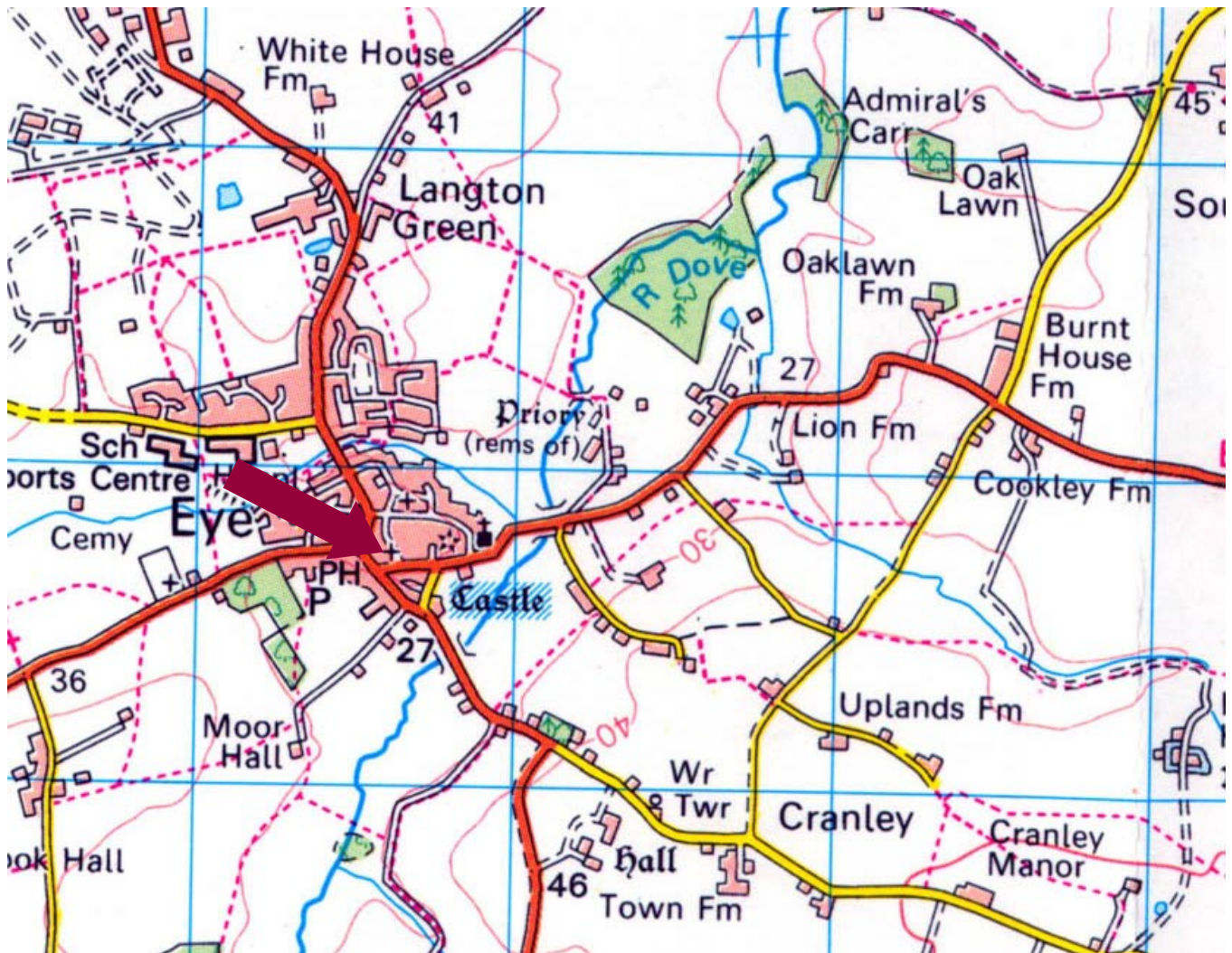
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.

March 2024

Directions

On entering Eye from A140 proceed through the town centre on Broad Street passing Market Place on right hand side. After the Market Place, Broad Street becomes Lowgate Street and after a short distance turn left onto Castle Street. The Property will be found on the left hand side, shortly after turning onto Castle Street.

For those using the What3Words app: [///weekend.sunroof.corkscrew](http://weekend.sunroof.corkscrew)



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