

FOR SALE BY ONLINE AUCTION
*A range of agricultural buildings
standing in a plot extending to over
1.5 acres*

Guide Price
£125,000 Freehold
Ref: C1144(C)

Buildings to the
South of Grove Farm
Grove Lane
Ashfield
IP14 6LZ



A range of agricultural buildings for sale by auction, offering a number of possible uses — subject to planning

**FOR SALE BY TIMED ONLINE AUCTION—
30th October 2024**

Contact Us



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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on the 30th October 2024 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 Kerseys Solicitors, 32 Lloyds Avenue, Ipswich, IP1 3HD. For the attention of: Mehmet Duzgun; email: mehmet.duzgun@kerseys.co.uk Tel: 01473 407107. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

Ashfield is located just 2 miles to the west of the popular village of Earl Soham. Earl Soham benefits from a primary school, butchers/delicatessen, pub, The Victoria, doctors surgery, tennis court and village hall. The historic market town of Framlingham, with its fine medieval castle and good selection of shops, restaurants and pubs, is about 6 miles to the east. The town also provides a choice of schooling in both the state and private sectors. There is further shopping and schooling available in the large village of Debenham, which lies about 4 miles to the west and benefits from local shops and services. There are rail services from both Stowmarket and Ipswich, with regular direct services to London's Liverpool Street station.

Description

The buildings to the south of Grove Farm are situated in a secluded area at the end of Grove Lane just outside the small rural village of Ashfield.

The plot comprises four buildings that have previously been used for agricultural purposes. Detailed descriptions of these buildings can be found on the next page.

In total the plot extends to 1.59 acres (0.64 hectares) and is accessed from the public highway onto a private track beside 'Building 1'. This track also passes the other buildings before entering a small amenity area. Located along the private track is a large area of concrete that has previously been used for crop storage from the fields that surround the plot. There is also a large pond. The buildings have scope for alternative uses (subject to the necessary consents), but purchasers will need to seek independent advice on this matter.

New boundaries have been created. These have been marked with wooden stakes and a fence will need to be constructed by the buyer.

Viewing

Strictly by appointment with Clarke and Simpson.

Services

There are no services connected to the plot. The residential houses that surround the plot benefit from mains water and electricity, but a buyer will need to satisfy themselves as to whether it is possible to install new water and electricity supplies. If it is found that there are services, it may be that they come from the buildings to the north (a separate lot) and they have the right to sever services should it be found that they run to the southern buildings.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000; www.midsuffolk.gov.uk/home

The Buildings

Building	Description	Approximate Dimensions
Building 1	An agricultural workshop of asbestos construction with a mono pitched roof with four sliding doors on the front elevation.	11.00m x 29.06m
Building 2	An open fronted agricultural shed of steel construction with a pitched asbestos roof.	17.70m x 15.44m
Building 3	An Anderson Shelter of brick, block and timber construction.	12.14m x 7.03m
Building 4	A mono-pitched open fronted storage building of timber construction with corrugated tin walls.	6.34m x 13.11m



NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- This is a probate sale and probate has been granted. One of the executors is a partner of Clarke & Simpson. **October 2024**



Directions

Heading from Earl Soham pass the Victoria Pub on your left and continue past the turning to the A1120 proceeding along Low Road for approximately one mile. Take the left turn at the triangular junction. Continue along The Street for just over a mile. Turn right onto Grove Lane and the buildings will be found at the top of the road on the left hand side.

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