

For Sale By Online Auction
A plot of 0.2 acres with scope for
development, situated in the centre of
the village of Wilby, near Stradbroke.

Guide Price
£40,000 Freehold
Ref: P7537C

Plot of Land
adjacent to Willow Farm
Church Road
Wilby
Suffolk IP21 5LE



A plot of land situated in a pleasant position with a positive
Pre-App in place.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
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And The London Office
40 St James' Place
London SW1A 1NS

For Sale By Timed Online Auction - 10th April 2025

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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 10th April 2025 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 Tom Burchan Tel: 01728 724737; Email: tburchan@fairweatherlaw.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The plot of land is located within the village of Wilby, with its fine Grade I Listed church, and primary school. It is within 2 miles of the popular village of Stradbroke, which offers shops, a secondary school, doctors surgery, leisure centre with swimming pool and gym and also public houses. The market town of Framlingham is approximately 7 miles and Diss, approximately 11 miles. Both offer a range of individual shops as well as extensive leisure facilities, pubs, cafes and restaurants. Diss has both Tesco and Morrisons supermarkets and there is also a direct railway link to London's Liverpool Street Station.

Description

The plot of land extends to approximately 0.2 acres. It is accessed off the road via a track upon which there is a right of way. A Pre-App was submitted and a copy of this is available within the auction legal pack. This concluded that a dwelling is likely to be supported, subject to additional details regarding design, layout, materials, amenity, access, biodiversity and flood risk.

Viewing

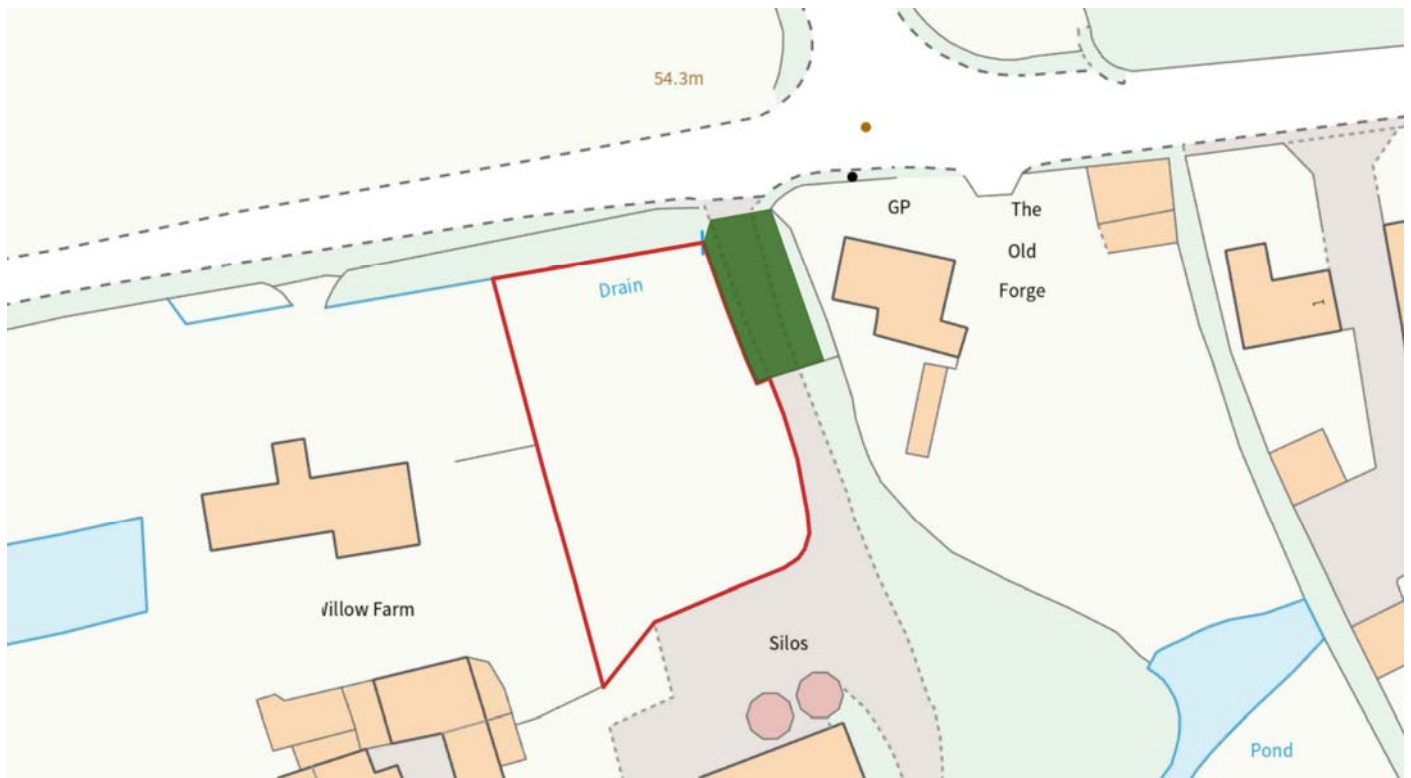
At any reasonable hour with particulars in hand.

Services

It is understood that there are no services connected to the plot but mains water and electricity are in the vicinity. Interested parties should undertake their own investigations.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000



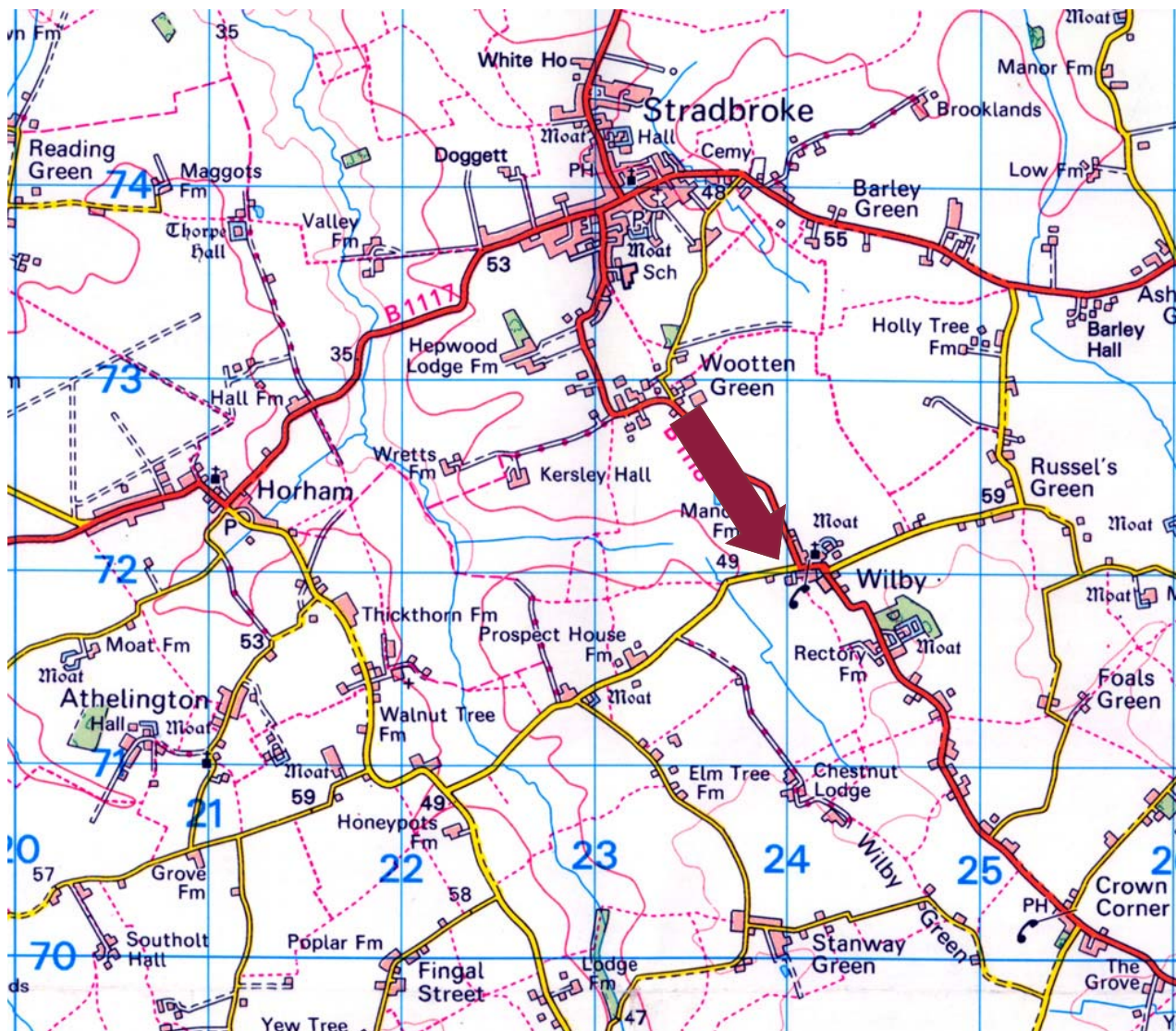
NOTES

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.

Directions

From Framlingham head north and at the junction with the A1120 turn right and immediately left back onto the B1116. After the bridge, turn left where signposted to Stradbroke, Wilby and Brundish. Proceed through Brundish into Wilby passing the primary school on the left hand side. As you bear round the right hand corner, turn left where the plot of land will be found on the left hand side.

What3Words app: ///surnames.ringers.radiating



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