



Online Land and Property Auction

Wednesday 27 March 2024
Closing from 3pm

www.durrants.com

Email: propertyauctions@durrants.com

Tel: 01502 470427

NOTES FOR PROSPECTIVE PURCHASERS

1. THE CATALOGUE

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at www.durrantsauctions.com/ and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information. All lots will be sold in accordance with RICS Common Auction Conditions 4th Edition and any Special Conditions of sale as produced by the solicitors for each individual lot. A copy of these conditions is available for inspection at the Auctioneer's offices or any of the Vendors' Solicitors. Durrants reserve the right to withdraw any lot and alter the Order of Sale.

2. RESERVE PRICE

The vendors' minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve is undisclosed and can be subject to change up to and including the day of the auction. The Vendors reserve the right for Durrants to bid on their behalf up to the reserve.

3. GUIDE PRICE (*)

The guide prices quoted in this catalogue are indicative only and given to assist prospective purchasers in deciding whether to pursue a purchase. The guide price can be shown in the form of a minimum and maximum range within which the acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable sale price (reserve) would fall. A guide price is different to reserve price (see separate definition above). The guide price can be subject to change at any time prior to the auction. Prospective Purchasers should make the appropriate enquiries regarding the revision of any guide price.

4. LEGAL DOCUMENTS

Will be available 7-10 days prior to the Auction and available to download from the Durrants website.

5. SALES PRIOR TO AUCTION

Where a person is interested in purchasing he should ensure that the Auctioneer is aware of his interest as sometimes properties are sold prior to Auction. Should a Purchaser wish to make an offer to purchase prior to the Auction date, then he should contact the Auctioneer's relevant office. A Purchaser's offer should be his best and final offer as the Auctioneer may not consult the bidder further. If the offer is accepted there will be no commitment on either party until contract is exchanged. Durrants will endeavour to respond immediately to all offers, however if a Purchaser does not hear from the relevant office within 48 hours of submitting an offer then it should be assumed that the offer is not acceptable at that time, but may subsequently be reviewed.

Prospective Purchasers should therefore contact the relevant office prior to the Auction to enquire as to whether the lot will be offered at the auction or whether it has been withdrawn or sold. Neither Durrants nor the Vendor will be responsible for any losses or abortive costs incurred by prospective Purchasers in respect of lots which are either withdrawn or sold prior to the Auction.

6. VIEWINGS

All viewings are strictly by appointment with the Auctioneer's relevant office, unless otherwise stated. Viewing arrangements are printed in the catalogue under each individual lot. All viewings are at viewers' own risk. Whilst viewing, prospective purchasers should satisfy themselves as to the location, boundaries and condition of each lot prior to the auction.

7. SALES PARTICULARS

- Any areas and measurements referred to within the particulars within this catalogue are approximate and are for guidance only and do not form part of any contract
- Any photographs or plans that are included within this catalogue are provided for the convenience of prospective purchasers only and are not necessarily to scale and do not form part of any contract. Neither the vendors, their agents, Durrants, nor any person in their employ give or are entitled to give any representation or warranties whatsoever in relation to the properties or any part thereof.
- Plans referred to in this catalogue are based on Ordnance Survey Maps with the Sanction of the Controller of HMSO. Crown Copyright Reserved. Licence No. ES100004151.

8. BIDDER REGISTRATION

Prior to bidding the bidder will be required to complete a bidder registration process, which requires registration, verification and agreement to Buyers Terms.

9. ONLINE TIMED PROPERTY AUCTION - BIDDING PROCESS

The online unconditional timed property auction is a binding method of sale, similar to a traditional public property auction, with the only difference being that bidding takes place online. The successful purchaser will be required to pay a 10% deposit, subject to a minimum deposit of £5,000, on the fall of the virtual gavel and contracts will be exchanged. Bidding for properties online works in a similar fashion to other online auctions (e.g. eBay or i-bidder). You can place bids using your PC, tablet or mobile phone and the minimum amount you can bid is defined by the 'bid increment' level. When placing a bid, the online auction page will show you if your bid was successful and whether or not you are the highest bidder. When you are the current highest bidder on a property, if another bidder outbids you, the system will notify you by email so that you can place another bid if you wish. The major difference with the online property auction is that our system eliminates sudden death 'bid sniping' through the use of auction 'extension times' and therefore if a bid is made in the last 60 seconds, a further 60 seconds will be added to the end time. If you have any questions or require any clarification please contact the auctioneer.

10. INSURANCE

The successful Purchaser will be responsible for insuring the property from the fall of the gavel and should make his or her own arrangements in this regard.

11. DEPOSIT

Each Purchaser will be required to pay over to the auctioneer a deposit of 10% of the purchase price, subject to a minimum deposit of £5,000, after the timed auction ends. This deposit should be by debit card payment or electronic bank transfer to the Durrants Client Account. A separate deposit will be required in respect of each and every lot purchased. Please note we cannot accept payment of deposits in cash. Other fees may be payable on completion and will be detailed within the Special Conditions of Sale to be found within the published Auction Pack.

12. BIDDER REGISTRATION AND ANTI MONEY LAUNDERING (AML)

We are required to comply with the Money Laundering Regulations. Prospective purchasers are required to complete the online bidder registration process prior to the auction to allow the relevant online anti-money laundering checks to be carried out before they are permitted to bid. As part of the online bidder registration process we will ask prospective purchasers to provide to us and/or the Provider of the Platform services, or any other party providing card payment merchant services in relation

NOTES FOR PROSPECTIVE PURCHASERS

to the Platform certain information and documentation which may include information allowing us to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act (together with any relevant UK Legislation covering anti-money Laundering and counter-financing of terrorism). This normally comprises proof of identity and address, your debit or credit card details and your solicitor's details.

Prospective Purchasers acknowledge and agree that we may keep an electronic copy of the identification documents and information that you provide in respect of your registration to bid and may retain them in our records in accordance with RICS Best Practice guidelines on bidder identity verification. For the avoidance of doubt, we reserve the right to request additional or updated information from you, as a condition of you participating in any of our auctions (including the particular auction in respect of which you have registered and/or applied to bid), where we consider this is necessary in order to comply with our legal or professional obligations.

We will carry out electronic AML checks with ETSOS on buyers and all remote bidders. Please note we are also required to match identity of the purchaser with the account from which the deposit funds are to be taken and if they are to be paid in another name then that individual will also need to be verified. You also agree to provide us with all information reasonably required to identify the source of any funds used to pay the Deposit or Reservation Fee and the Buyer's Administration Fee if different from either the Bidder or Purchaser.

If you are acting as a Bidder who is acting as agent on behalf of another party who is intended to be the Purchaser you agree to provide us with all information reasonably required by us to assess whether it's appropriate to authorise you to bid on their behalf. This will include the appropriate proof of identification for that party and we will need to see written authority issued by the intended Purchaser that you may act on their behalf. If you are buying on behalf of a limited company or partnership you will need a letter of authority on the company/partnership letter headed paper.

13. ALTERATIONS

Prospective Purchasers should note that there may be amendments or additions to the sales particulars, conditions and extra conditions and Special Conditions of Sale. Any addendum relating to these amendments will be updated online prior to the online timed property auction ending. The addendum may have to be signed on behalf of the Purchaser. Purchasers will be deemed to have read and considered the particulars, conditions, extra conditions and addendums and have full knowledge of these and all documents and other matters referred to.

14. GENERAL NOTE

Durrants and any joint agents give notice that:

- These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- No person in the employment of Durrants or any joint agent has any authority to make or give any representation or warranty whatsoever in relation to these properties.
- If any interested parties are not familiar with Auction procedures or require general or specific information relating to a particular lot Durrants will endeavour to assist. Prospective Purchasers are strongly advised to take independent professional advice prior to attending the Auction.

15. BUYER'S ADMIN FEE

A charge of £900 (£750 plus VAT) per lot will be payable by all successful purchasers and this fee is to be added to the deposit and paid immediately after the timed auction ends.

An admin charge of £20 is payable for sending out paper copies of legal packs. Emailed versions are free of charge.

The following points apply to all properties offered for sale within this catalogue unless specified within the individual property descriptions:

16. SERVICES

The Auctioneer has not tested any apparatus, equipment, fittings or services in any of the properties in the sale and cannot verify that they are in working order or are available.

The prospective Purchaser is advised to obtain verification from their Solicitor or Surveyor.

17. FIXTURES AND FITTINGS

All fixtures and fittings including carpets, curtains, garden ornaments and furniture are excluded from each sale unless stated otherwise in the particulars of sale for the individual lot.

18. WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The properties described herein are sold subject to and with the benefit of all easements, wayleaves, rights of way (whether public or private), water, drainage, sewage, light, wayleaves and other easements that may legally exist or affect the same whether declared or not and also subject to all outgoing or charges connected with the property whether mentioned in these particulars or not.

19. TOWN AND COUNTRY PLANNING

The Purchaser will be deemed to have full knowledge and to have satisfied themselves as to any planning matters that may affect the property.

20. TENURE AND POSSESSION

The property is offered for sale Freehold and vacant possession will be given on completion unless otherwise stated in the particulars.

21. ABILITY TO BUY

These properties are being sold under Unconditional Auction Rules creating a legally binding contract at the conclusion of the timed auction. DO NOT bid unless you can complete the sale within 28 days, or on the terms specified within the Special Conditions of Sale.

22. ONLINE PROPERTY AUCTION

Please note this is an online auction only.

ORDER OF SALE

LOT NUMBER	ADDRESS	GUIDE PRICE
1	2.99HA (7.38 ACRES) GRASS MARSHES, HADDISCOE DAM, NR31 9HZ	£35,000*
2	2.74HA (6.77 ACRES) GRASS MARSHES, LOUND DAM, NR14 6PJ	£27,000*
3	6.90HA (17.05 ACRES) LAND AT ATTLEBOROUGH ROAD, LITTLE ELLINGHAM, NORFOLK, NR17 1LY	£170,000*

***Guide Prices** are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a **Reserve** (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

Contact our Property Auctions team on:

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DURRANTS AUCTIONS CALENDAR 2024

LAND AND PROPERTY AUCTIONS

Wednesday 24th April
Wednesday 29th May
Wednesday 26th June
Wednesday 31st July
Wednesday 28th August
Wednesday 25th September
Wednesday 30th October
Wednesday 27th November

MACHINERY AUCTIONS

6th March - Onsite Sale of Farm Machinery and Equipment - Bawsey Pigs Ltd, Bagthorpe Road, Bagthorpe with Barmer, King's Lynn, Norfolk PE31 6ST

20th March - Online Sale of Farm Machinery and Equipment – E & G Taylor, Burys Hall, Old Buckenham Road, Carleton Rode, Norwich, NR16 1NH

These dates may be subject to change. Please contact us during the year to ensure you don't miss out!

Meet the team



Dominic Parravani
Managing Director



Richard Prentice
Director



Nicholas Rudge
Chartered Surveyor
and Head of
Property Auctions



Nick Durrant
Agricultural and
Commercial
Property Specialist



Felicity Thornett
Rural / Valuation
Surveyor



Anna Purser
Agricultural
Consultant



Emma Hume
Agricultural
Secretary

2.99HA (7.38 ACRES) GRASS MARSHES, HADDISCOE DAM, NR31 9HZ

LOT 1



Guide Price £35,000*

DESCRIPTION

We are pleased to offer a block of two small grazing marshes with direct access off the A143, Beccles to Great Yarmouth Road and gated access between the two marshes.

LOCATION

The marshes are located just under a mile from Haddiscoe village heading towards Great Yarmouth.

DIRECTIONS

From the McDonalds Gillingham roundabout on the A143 proceed towards Great Yarmouth through the villages of Toft Monks and Haddiscoe and the marshes will be found on the right hand side.

NITRATE VULNERABLE ZONES

The land is within the Nitrate Vulnerable Zone for England and Wales.

ENVIRONMENTAL AUDIT

No audit has been undertaken in respect of the Environmental Protection Act 1990.

SERVICES

None

TENURE

Freehold

ENVIRONMENTAL STEWARDSHIP

The land is not entered into an environmental stewardship scheme.

*Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a **Reserve** (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

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2.99HA (7.38 ACRES) GRASS MARSHES, HADDISCOE DAM, NR31 9HZ



WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

SPORTING RIGHTS, TIMBER AND MINERALS

All sporting rights, timber and minerals are included in the sale subject to the usual statutory limitations.

VAT

Should any sale of the property or any rights attached to it become a chargeable supply for the purposes of VAT such tax shall be payable by the purchaser if levied by Customs & Excise in addition to any monies to be paid during the course of the sale.

HEALTH AND SAFETY

Given the potential hazards around water, we would ask you to be as vigilant as possible when making an inspection for your own safety.

LOCAL AUTHORITY

Broads Authority, Yare House, 62 – 64 Thorpe Road, Norwich, NR1 1RY. Tel: 01603 610734

SOLICITORS

Vivienne Haynes, Cadence Solicitors LLP, 8 Baltic Street, London, EC1Y 0UP.

0207 734 8304 / vhaynes@cadenceLLP.com

VIEWINGS

At any reasonable time during working hours with a copy of the Auction particulars to hand.



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2.99HA (7.38 ACRES) GRASS MARSHES, HADDISCOE DAM, NR31 9HZ

IMPORTANT NOTICE

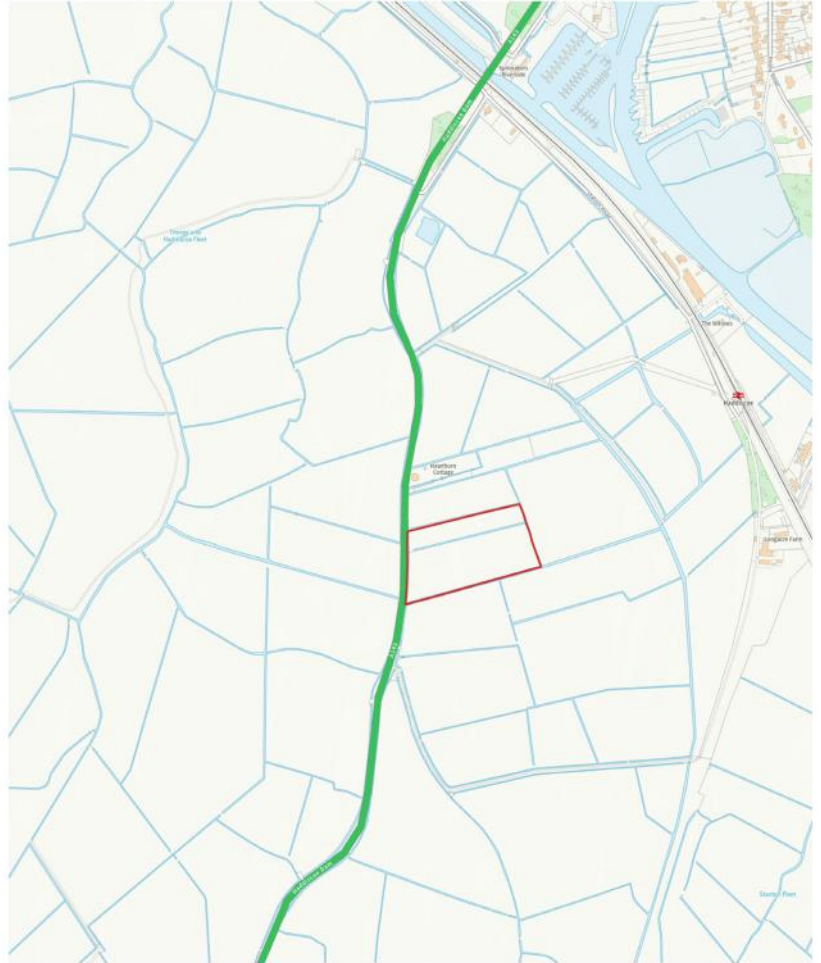
Durrants and their clients give notice that:-

No investigations have been made in respect of any matter concerning pollution of the land, air or water and the buyers are responsible for making their own enquiries in this respect.

The measurements, distances and areas are given as approximate. These particulars and photographs are provided for guidance only and are not necessarily comprehensive.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No warranties in relation to the property are given either by the agent or on behalf of their client or otherwise.

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.



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2.74HA (6.77 ACRES) GRASS MARSHES, LOUND DAM, NR14 6PJ

LOT 2



Guide Price £27,000*

DESCRIPTION

We are pleased to offer this grazing marsh accessed off Lound Dam.

LOCATION

The marsh is located just under half a mile from Haddiscoe village.

DIRECTIONS

From the McDonalds Gillingham roundabout on the A143 proceed towards Great Yarmouth through the village of Toft Monks and into Haddiscoe, opposite what used to be The Crown Public House turn right into Low Road and after about a third of a mile turn left into Lound Dam, the land will be found on the right hand side after a further approximately 90 yards.

NITRATE VULNERABLE ZONES

The land is within the Nitrate Vulnerable Zone for England and Wales.

ENVIRONMENTAL AUDIT

No audit has been undertaken in respect of the Environmental Protection Act 1990.

SERVICES

None

TENURE

Freehold

ENVIRONMENTAL STEWARDSHIP

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2.74HA (6.77 ACRES) GRASS MARSHES, LOUND DAM, NR14 6PJ



WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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SPORTING RIGHTS, TIMBER AND MINERALS

All sporting rights, timber and minerals are included in the sale subject to the usual statutory limitations.

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Should any sale of the property or any rights attached to it become a chargeable supply for the purposes of VAT such tax shall be payable by the purchaser if levied by Customs & Excise in addition to any monies to be paid during the course of the sale.

HEALTH AND SAFETY

Given the potential hazards around water, we would ask you to be as vigilant as possible when making an inspection for your own safety.

LOCAL AUTHORITY

Broads Authority, Yare House, 62 – 64 Thorpe Road, Norwich, NR1 1RY. Tel: 01603 610734

SOLICITORS

Vivienne Haynes, Cadence Solicitors LLP, 8 Baltic Street, London, EC1Y 0UP.

0207 734 8304 / vhaynes@cadenceLLP.com

VIEWINGS

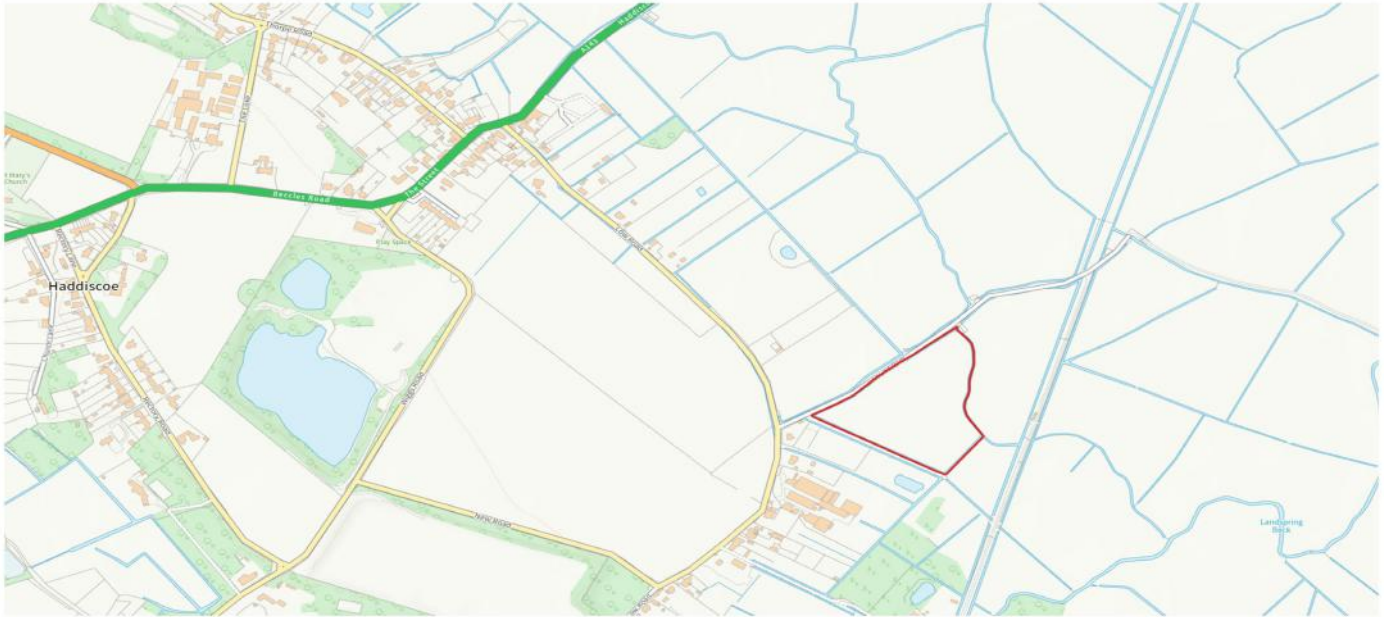
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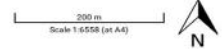
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2.74HA (6.77 ACRES) GRASS MARSHES, LOUND DAM, NR14 6PJ



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IMPORTANT NOTICE

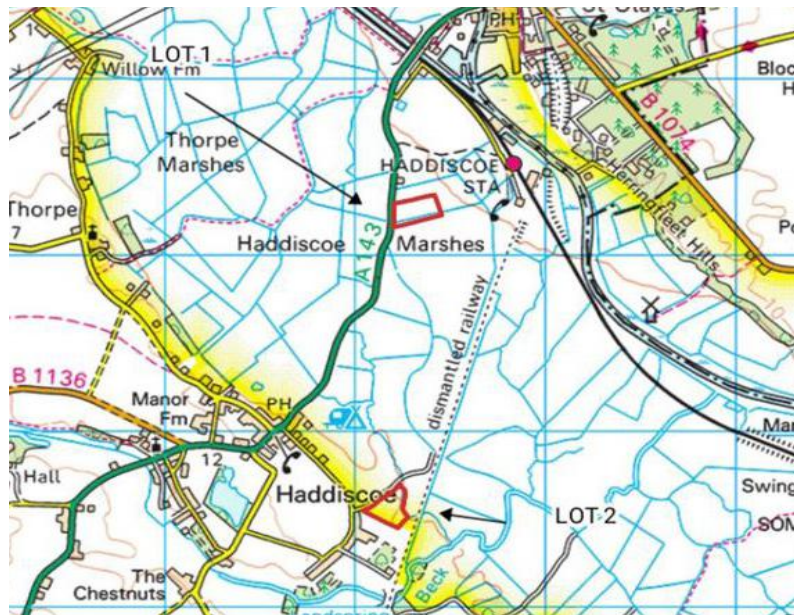
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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No warranties in relation to the property are given either by the agent or on behalf of their client or otherwise.

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.



6.90HA (17.05 ACRES) LAND AT ATTLEBOROUGH ROAD, LITTLE ELLINGHAM, NORFOLK, NR17 1LY

LOT 3



Guide Price £170,000*

DESCRIPTION

This offers the opportunity to acquire an enclosed parcel of land with direct road access, which could be put to a variety of uses subject to planning permission. The land is split by two ditches and a pond, with the front parcel being grassland leading onto two arable fields.

The land comprises of:-

1. 0.498 hectares (1.23 acres) of grassland
2. 1st arable field (southern), equates to 3.318 hectares (8.20 acres)
3. 2nd arable field (northern) is 3.084 hectares (7.62 acres)

LOCATION

The land is located directly off Attleborough Road with direct access from the highway.

DIRECTIONS

From the Hingham Road in Great Ellingham, turn left and proceed down Attleborough Road towards Little Ellingham. Access to the land will be on the right-hand side just after the turning to Wood Lane. turn left into Lound Dam, the land will be found on the right hand side after a further approximately 90 yards.

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**6.90HA (17.05 ACRES) LAND AT ATTLEBOROUGH ROAD,
LITTLE ELLINGHAM, NORFOLK, NR17 1LY**



ENVIRONMENTAL STEWARDSHIP

The land is not entered into an environmental stewardship scheme.

NITRATE VULNERABLE ZONES

The land is within the Nitrate Vulnerable Zone for England and Wales.

ENVIRONMENTAL AUDIT

No audit has been undertaken in respect of the Environmental Protection Act 1990.

SERVICES

None

TENURE

Freehold



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6.90HA (17.05 ACRES) LAND AT ATLEBOROUGH ROAD, LITTLE ELLINGHAM, NORFOLK, NR17 1LY



LOCAL AUTHORITY

Norfolk County Council:
County Hall, Martineau Lane, Norwich, NR1 2DH.
Tel: 0344 800 8020

SOLICITORS

James Southward, Greene & Greene,
80 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1QB
01284 717432 / jamesouthward@greene-greene.com

VIEWINGS

Direct on-site during daylight hours with a copy of these sales particulars in hand.



DURRANTS BUILDING CONSULTANCY

ABOUT DURRANTS BUILDING CONSULTANCY

Our Building Consultancy team will help you realise your planning, architectural, property and construction aspirations. Building on the in-house team's field of professional qualifications and skills, we can offer either stand alone services for individual projects or work with our colleagues in other departments to provide a package of services when required. From planning advice through design to project managing, the Building Consultancy team can tailor our services to meet your needs.

OUR SERVICES

With the four main areas of expertise the department offers we can provide specific professional services or a combination to assist you in realising your aspirations.

- **SURVEYING**

Building Surveying covers amongst other things Building Pathology, Building Surveys, Landlord and Tenant Advice, Dilapidations, Insurance Reinstatement Assessments, Party Wall Advice, Schedules of Condition and many more services

- **ARCHITECTURE**

Architecture covers Accessibility Advice, Architectural Design, Building Regulations, Design Co-ordination, Feasibility Studies and many other related service.

- **PLANNING**

Planning covers Advice and Assessments on Permitted Development, Planning and Listed Buildings as well as making Applications, Appeals and Appraisals

- **PROJECT MANAGEMENT**

Project Management covers Cost Advice, Construction Drawings and Management, Contract Selection and Administration, Tender Procedures and Advice.

HOW WE CAN HELP

We understand that clients may range from those who have never employed a building professional to those with great experience of the construction industry, so at Durrants we put the client at the heart of our service. We aim to ensure that all our clients are given not only a professional service but also the level of guidance they require to support them in realising a project.

We will be pleased to discuss things with you post-auction, from giving professional advice and assessments to helping you deliver a completed building, the Building Consultancy team can provide you with a broad range of services delivered by a team of skilled and qualified in a range of associated disciplines, backed by membership of professional bodies to give you the confidence to meet the challenges you may face, no matter the scale or scope of your project.

Contact the team on 01379 646603 or email: buildingconsultancy@durrants.com



MEMORANDUM OF SALE

Property Address:

The Vendor:

The Purchaser:

Postcode:

Tel:

It is agreed that the Vendor sells and the Purchaser buys the property described in the accompanying particulars and conditions of sale subject to their provisions and the terms and stipulations in them at the above price.

Purchase Price:

Purchaser Administration Fee:

Deposit:

Total Deposit and Purchaser Admin Fee:

Balance:

Dated:

Completion Date:

Signed:

Authorised Agent for the Vendor

As Agents for the Vendor we acknowledge receipt of the deposit in the form

Of:

Dated:

Signed:

The Purchaser

Purchaser Solicitor:

Vendors Solicitor:

Property. Land. Auctions.

It's what we do.

Beccles office

10 New Market
Beccles
Suffolk
NR34 9HA

Tel: 01502 712122
Email: beccles@durrants.com

Harleston office

32-34 The Thoroughfare
Harleston
Norfolk
IP20 9AU

Tel: 01379 852217
Email: harleston@durrants.com

Diss office

Pump Hill House
2b Market Hill, Diss
Norfolk
IP22 4WH

Tel: 01379 642233
Email: diss@durrants.com

Southwold office

98 High Street
Southwold
Suffolk
IP18 6DP

Tel: 01502 723292
Email: southwold@durrants.com

Halesworth office

12 The Thoroughfare
Halesworth
Suffolk
IP19 8AH

Tel: 01986 872553
Email: halesworth@durrants.com