Land and Property Auction
Thursday 21 July 2016
At 12.00pm
Diss Auction Rooms
Roydon Road
Diss IP22 4LN
Printed and online 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.twgaze.co.uk 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.

Registration
Buyers will be required to register before bidding. Photographic identification will be required (e.g. passport or modern driving licence) plus a current utility bill (within the last six months).

Sales particulars
Any plans, photographs, areas or schedules within the catalogue, whilst prepared as carefully as possible are for guidance only, are not necessarily to scale, and do not form part of any contract. Although they are believed to be correct, their accuracy cannot be guaranteed. Neither the vendors nor the agents nor any person in their employ, give, or are entitled to give any representation or warranty in relation to the properties or any part thereof.

Wayleaves, easements and rights of way
The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, electricity supply and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. Timber, sporting and minerals all are included within the sale of the freehold.

Guide price
An indication of the seller’s current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is unusual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at anytime up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price
The seller’s minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Liability of the bidder
The successful bidder will have entered a legally binding contract upon the fall of the auctioneer’s hammer. Before bidding at auction it is advisable to obtain the legal documents and consult a solicitor.

Deposit
Each purchaser will be required to pay a deposit of 10% of the hammer price, subject to a minimum deposit of £2,000. This deposit will only be accepted by Banker’s Draft, Building Society cheque or a personal cheque. Cash or card payments will not be accepted.

Administration charge
An administration charge of £250 + VAT per lot will be payable by the purchasers to the agents upon exchange of contracts. A VAT receipt will be issued the day following the auction. These arrangements will include pre-auction and post-auction purchases.

Insurance
The successful purchaser of each lot will be responsible for insuring the property from the fall of the hammer.

Bidding
Each property will be offered individually by the auctioneer. It is the responsibility of the prospective purchaser to ensure that their bid is clearly seen. The auctioneer will end each sale by offering the property three times at the highest bid and upon the fall of the hammer no further bids will be accepted. The vendor reserves the right for TW Gaze to bid on their behalf up to the reserve.

Sales prior to auction
The vendor reserves the right to accept an offer on a property made prior to auction. If you are intending to bid at auction for a specific lot we recommend that you speak to the agents’ office to ensure that the property is still available. Neither TW Gaze nor its client 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 auction.

Legal documents
All legal documents are available for inspection at the appropriate solicitors' offices and the agents' offices. Legal packs for residential properties only are also available online at twgaze.co.uk. If purchasers require a pack to be sent out there will be a charge of £20 per pack to cover postage and printing, or alternatively they can be sent free of charge by email.

VAT
Should any sale of the property, or any rights attached to it, become a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

Attending the auction
It is advised that all interested parties or their appointed agents should attend the auction in order to bid. If this is not possible then you may bid by telephone or by authorising the auctioneer to bid on your behalf but in either case this must be done by prior arrangement and written instructions received. Proxy bidding forms are available upon request.

Viewings
For blocks of land, viewing is during daylight hours with details in hand unless stated otherwise under the lot. For all other property, viewing is strictly by appointment with TW Gaze - telephone Diss 01379 641 341 or Wymondham 01953 423 188. All viewings are undertaken at the viewer’s own risk. Special care should be taken when viewing properties such as barns for conversion and those in need of renovation.

Services
The services/appliances/central heating and heating system/plumbing and electrical installations have not been tested by the selling agents and the purchaser(s) must satisfy themselves as to the condition and warranty of these items.
An Introduction to TW Gaze

TW Gaze was established more than 150 years ago and is renowned for delivering consistent professional advice as well as unrivalled knowledge and experience in all aspects of its business. An independent and dynamic firm, it holds dear to the traditional values upon which it was established, but is also at the forefront of new technology to ensure the best is always delivered. Whether you are an existing client or new to TW Gaze, you can be assured of quality, bespoke advice from people with expertise in their field. The areas this fine old firm cover include residential, commercial and rural matters, licensed trade, and last, but by no means least, a thriving auction room, which offer sales of over 2,000 lots every Friday and 22 specialist Saturday sales throughout the year.

TW Gaze acts for a wide range of clients, including law firms, banks, executors, companies and private individuals, selling residential and rural properties. Recognised as leading specialists in auctions, they are determined to achieve the best results for their clients. The dedicated auction rooms in Diss town centre provide the only forum of its kind along the Norfolk/Suffolk border.

The property auctions are held at least three times a year and TW Gaze is constantly searching for interesting residential and rural properties for inclusion in their sale. Rowena Youngson or Mike Sarson will be pleased to provide a valuation and advice on the suitability of your property for auction. Smaller land parcels of less than 50 acres are ever popular in our land and property auctions and if you have anything suitable please contact Jenna Goodall Browne or Scott Parke who will advise you accordingly.

The Auction Team

Land and property auctions have been an important part of TW Gaze’s business since it was founded in 1857. For many years selling by auction was considered almost the only way to sell, but has now become a more specialised, niche market. As economic conditions have become more challenging, vendors need as much as possible in their favour to ensure they achieve a successful sale. The auction process is often the best way of achieving this, as it is both transparent and cost effective, and may well be the best way to achieve the optimum result for your property. The lots offered are varied, including renovation projects, building plots, barns for conversion, agricultural land and amenity land. This diversity attracts a broad range of buyers to the auctions including builders, developers, private buyers and farmers.
Lot 1
60 The Street, North Lopham, Diss, Norfolk IP22 2LT

Guide Price
£150,000 - £180,000

Detached Listed cottage in 0.21ac

- 2 reception rooms
- modern kitchen
- bathroom
- 4 bedrooms and shower room
- Garage/workshop

Modernised but needs general repairs

Location
Tucked away in the centre of the village, this cottage is easily missed. North Lopham is popular and has a duck pond and village pub at its centre, a junior school and fine church. The bustling market town of Diss is just 6 miles to the east and has an excellent range of shops (local and national), schooling to sixth form level, a variety of sporting facilities and is on the London commuter line with its mainline rail station giving regular services to London Liverpool Street in approximately 90 minutes.

The Property
This is a pretty detached cottage Listed as Grade II. The present owners have owned this for a number of years and it has been let out for the last eight or so. Whilst appearing in reasonable order, it does need some general repair to the timber frame and there are areas of high damp levels. However, the cottage offers a wonderful chance to own an historic building. The layout works well and the rooms are all quite bright. There are two staircases to the first floor ideal for guests who are staying and want some privacy.

Outside
The access is shared up to the gate and then is owned just by this cottage. To the front there is a pretty garden and shingled parking area whilst to the side the shingled drive leads up to the long garage/workshop. The rear garden is to the west side and therefore gets the sun for most of the day. This area of garden is lawned with various mature trees, vegetable beds and flower borders. Overall the property is set in 0.085ha (0.21ac).

Services
Mains water, electricity and drainage are connected to the property. Oil fired central heating providing heating to radiators and domestic hot water.

Directions
From Diss heading west on the A1066. In South Lopham turn right just after The White Horse Inn and continue into North Lopham. Just after the Methodist chapel on the right, there is a driveway on the left leading to the cottage which is set behind the other cottages facing The Street.

Viewing
Strictly by appointment with TW Gaze.

Freehold
**Location**
The land is set back from Abbey Road lying to the north of Old Buckenham. The village is well regarded with a basic range of amenities including a shop with post office, public house, secondary school and church. The larger towns of Attleborough, Wymondham and Diss are all within easy reach and there is good access onto the A11 with Norwich just 15 miles or so to the north east.

**The Land**
The land is a single enclosure of grassland extending to 2.818ha (6.96ac).

**Access**
The land has a right of access over the brown hatch area (approximately) as follows:

The right at all times hereafter by day or night with or without vehicles for all purposes in connection with the use or enjoyment of the Land to pass and repass through, over and along the access way upon payment of a fair proportion according to user of the cost of keeping the same in repair.

**Directions**
From Diss heading into Old Buckenham and across The Green. Opposite The Gamekeeper public house, turn right and follow this road for approximately one mile and the access way is on the left hand side just after our For Sale board.

**Viewing**
Strictly by appointment with TW Gaze.

**Freehold**
Lot 3
Street Farmhouse, The Street, Redgrave, Suffolk (Diss, Norfolk) IP22 1RY

SALE POSTPONED

Substantial Listed farmhouse of over 4,000 sqft requiring full renovation

Many original features

Set in approx quarter of an acre

Location
Redgrave is a very popular unspoilt north Suffolk village and Street Farmhouse is in the centre fronting onto the road and just a short walk from the public house, community run shop, and duck pond. Wider facilities are in the nearby villages of Rickinghall and Botesdale, and for the commuter there is a mainline rail station at Diss just six miles away with regular trains to London Liverpool Street in 90 minutes. The fine old town of Bury St Edmunds is around 12 miles away.

The Property
The house is Listed as Grade II and is now in need of full renovation. It is a very fine house with many of the original features including doors, fireplaces, windows and shutters and could once again be a wonderful family home or perhaps divided into two dwellings (subject to the necessary planning and listed building consents being obtained).

Outside
The property has access over the drive to the side around to the rear garden and parking area. There is a narrow garden to the front set behind the low brick wall and the main garden area is to the side with a mix of wall and fence boundaries giving privacy. Included within the sale is part of the former maltings building which has just been re-roofed.

Services
Mains water, electricity, and drainage are connected to the property. Please note that the services/appliances/central heating and heating system/plumbing and electrical installations have not been tested by the selling agents and the purchasers must satisfy themselves as to the condition and warranty of these items.

Directions
From Diss connecting with the A143 and heading towards Bury St Edmunds. Continue straight through Wortham and then take the first right turn signposted to Botesdale and Rickinghall. Follow this road into Redgrave, past the pub and Street Farmhouse will be seen on the right hand side.

Viewing
Because the property requires substantial renovation, children will not be allowed to view. Buyers should wear appropriate clothing and footwear or access will be refused on safety grounds. Certain areas will not have full access for safety reasons.

Freehold

Agent's Contact:
Diss Office
Tel: 01379 641 341

Solicitor: Mr D Wybar
Birkett Long LLP, Essex
House, 42 Crouch Street, Colchester, Essex CO3 3HH
Tel: 01206 217 300
Lot 4  Grassland at Common Road, West Somerton, Norfolk
NR29 4DN

Guide Price
£15,000 - £25,000

0.784ha (1.94ac)
Grassland

Location
The land is situated off Common Road, West Somerton which is a lovely small village with a Parish Staithe, St Marys Church, The Lion Freehouse and located close to the River Thurne and Martham Broad National Nature Reserve. The land is only two miles from the beach at Winterton-on-Sea and would suit a variety of amenity uses subject to planning.

The Land
A single enclosure of grassland extending to 0.784ha (1.94ac) which has previously been grazed by horses and sheep. There are drainage ditches on all boundaries and the land enjoys views over adjacent marshes to Somerton Mill.

Directions
From Acle take the B1152 Billockby Road and follow until you reach the junction with the A149 High Road, continue straight onto Repps Road, follow through the village of Martham and then onto West Somerton. Take the left turn past The Lion Freehouse then immediately left onto Cottage Road and then right onto Common Road, the land is then situated on the left hand side on the bend of the road advertised by a TW Gaze For Sale Board.

Viewing
During daylight hours with particulars in hand.

Freehold
Lot 5  Grassland at Moor Road, Tivetshall St Mary, Norfolk

Guide Price
£10,000 - £20,000

WITHDRAWN

0.67ha (1.65ac)
Grassland

Location
The land is situated off Moor Road, Tivetshall St Mary, just off the A140 and close to the village of Shimpling and just 4.8 miles northeast of the popular market town of Diss with its excellent range of shopping, social and leisure facilities and a mainline rail service on the Norwich to London Liverpool Street (journey time around 90 minutes).

The Land
A single enclosure of grassland extending to 0.67ha (1.65ac). The land requires fencing but would be ideal as a pony paddock or amenity land.

Directions
See plan. The land is situated just off the A140 on the left hand side of Moor Road advertised by a TV Gaze For Sale board.

Viewing
During daylight hours with particulars in hand.

Freehold

Agent's Contact:
Diss Office
Tel: 01379 651 931

Solicitor: Ms S Thurston Spire Solicitors LLP,
3 Burgh Road, Aylsham Lane, Norwich NR11 6AH
Tel: 01263 732 123
Lot 6  Grassland at Hellesdon Road, Norwich, Norfolk

Guide Price  
£120,000 - £150,000

13.76ha (34.00ac)  Grassland

The Land  
34 acres of grassland situated to the north east of Norwich city centre with frontage to the River Wensum and River Tud and adjacent to the Marriott’s Way, a footpath, bridleway and national cycle route. The land has been entered into a Higher Level Stewardship Scheme (HLS) agreement and has six years remaining with an annual payment of around £1,994. The purchaser will be required to take on the agreement. The land is also registered with the Rural Payments Agency and Basic Payment Scheme (BPS) Entitlements will be transferred to the purchaser should they be required, the income is circa £2,435 per annum. There is also the potential for additional grazing income. The property is sold with the benefit of all fishing rights that may be attached to the land but no warranty is given that any such rights exist.

Directions  
From the Norwich inner ring road (A140) take the Dereham Road (A1074) east out of the City and travel along for 1.3 miles then turn right onto Marl Pit Lane and follow for 0.3 miles, the access to the land can then be found on the left hand side.

Viewing  
During daylight hours with particulars in hand.

Freehold

Agent's Contact:  
Diss Office  
Tel: 01379 651 931

Solicitor: Mr R Sibley  
Leathes Prior Solicitors, 74 The Close, Norwich, Norfolk NR1 4DR  
Tel: 01603 281 104
Lot 7
Arable Land, Setchel Drove, Cottenham, Cambridge
CB24 8PY

Guide Price
£95,000 - £100,000

6.60ha (16.33ac)
Arable Land

The Land
Situated to the north east of the village of Cottenham and accessed via a right of way from Setchel Drove. The land consists of a single parcel of arable land extending to 6.60ha (16.33ac) classified as Grade 2 on the Agricultural Land Classification Map of England and Wales being predominantly of a fine loam over clay soil type.

The land is under-drained and drains into the Cottenham Lode Drain for which annual rates are payable to the Old West Drainage Board, the rate paid in 2015 was £190.08. The purchaser will be responsible for the payment of the 2016 rate.

The land is not within any stewardship scheme and there are no BPS entitlements to be sold with this land.

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

Cropping History
2015 - 2016 Fallow
2014 - 2015 Potatoes
2013 - 2014 Wheat
2012 - 2013 Barley
2011 - 2012 Wheat
2010 - 2011 Fallow

Directions
From the A14 head north on the B1049 Bridge Road towards the village of Cottenham, pass through the village of Cottenham continuing along the same road, at the Church go straight over the roundabout and continue to follow the B1049 then after approximately 0.4miles turn left onto Lockspit Hall Drove then take the second right onto Setchel Drove after 1 mile the land can be found on the right past the small wood advertised by a TW Gaze for sale board.

Viewing
During daylight hours with particulars in hand.

Freehold

Agent's Contact:
Diss Office
Tel: 01379 651 931

Solicitor: Ms C Cava Glovers Solicitors LLP, 6 York Street, London W1U 6QD
Tel: 020 7935 8882
Chattels Auctions
Every Friday
The Countryside Stewardship Scheme application window is now open and closes on 30 September 2016.

- Both Mid Tier and Higher Tier offer five year agreements with an annual start date of 1 January.
- CSS is a ‘part farm’ scheme, so you do not need to commit the whole of your holding into an agreement.
- There is also a range of two-year capital grants available, including planting new hedgerows and woodland creation.

If you are interested in exploring the Countryside Stewardship Scheme further and require assistance in preparing an application or would like an informal discussion about the scheme, please do not hesitate to contact:

Scott Parke or Jenna Goodall Browne on 01379 651 931
Wingfield, Suffolk

416ac Prime arable land

- For sale by Private Treaty
- In 3 lots or as a whole
- 40,500 m$^3$ abstraction licence
- Six inch irrigation main

Guide Price: £3,500,000

Swainsthorpe, Norfolk

Rare opportunity to acquire a compact and versatile mixed farm as a whole or in lots

- Substantial Victorian Farmhouse
- Extensive range of livestock and traditional farm buildings
- 270 acres arable and grassland
- 12,000 bird free range egg layer unit
- 50 KW PV array

Guide Price: £3,100,000

Wymondham Office
Rachael Hipperson
Scott Parke
01953 423 188

Diss Office
Edward Baskerville
Jenna Goodall Browne
01379 651 931

twgaze.co.uk
CHARITY PROMISES
1 September 2016

Featuring a weekend stay at Hoveton Hall luxury B & B,
Tour of the Palace of Westminster, Four tickets for a Premier League football match
Adopt a horse, a Gourmet meal for two, Case of champagne, Luxury hamper.

Raising funds for TW Gaze Charity of the Year 2016

Allergy UK

Wednesday 7 September 2016, 7pm
at
TW Gaze Diss Auction Rooms, Roydon Road, Diss, Norfolk IP22 4LN

More lots being added every week

Check Facebook and Twitter for details

To reserve your seat at this great event please book at the auction rooms
£5 per ticket to include refreshments
01379 650 306
www.twgaze.co.uk
Valuation services available at our Wymondham and Diss offices and at events throughout the East Anglian region.

The Auction Rooms are located in the Market Town of Diss. At the heart of East Anglia it is equidistant from Norwich, Bury St Edmunds and Ipswich.

Diss is easily accessible by road and train, with more information on www.twgaze.co.uk
The Complete Service…

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10 Market Hill
Diss, Norfolk
IP22 4WJ
01379 641 341
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TW Gaze
33 Market Street
Wymondham, Norfolk
NR18 0AJ
01953 423 188

Diss Auction Rooms
Roydon Road
Diss, Norfolk
IP22 4LN
01379 650 306
**Land and Property Auction**

**Thursday 21 July 2016**

**Viewing Arrangements**

| LOT 1: 60 The Street, North Lopham | 12.00pm-1.00pm Thursdays and Saturdays  
Start Thursday 23 June & end Saturday 16 July |
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<tr>
<td>LOT 2: Land at Abbey Farm, Old Buckenham</td>
<td>During daylight hours with details in hand</td>
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<tr>
<td>LOT 3: Street Farmhouse, Redgrave</td>
<td>Withdrawn</td>
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<td>LOT 4: Grassland at Common Road, West Somerton</td>
<td>During daylight hours with details in hand</td>
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<td>LOT 5: Grassland, Tivetshall St Mary</td>
<td>Withdrawn</td>
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<td>LOT 6: Grassland at Hellesdon Road, Norwich</td>
<td>During daylight hours with details in hand</td>
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<tr>
<td>LOT 7: Arable land, Setchel Drove, Cottenham</td>
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