

Market Rasen 1 Paddock Mews, Lincolnshire LN8 3PG

BY ORDER OF JOINT ADMINISTRATORS

Tenure
Freehold.

Location
The property is situated off Willingham Road, between its junctions with Anglian Way and Pasture Lane. Shops and amenities are available in Market Rasen to the west. Rail services run from Market Rasen Station approximately 0.4 miles to the south-west. The A46 provides access to the M1 Motorway (Junction 21A). The open spaces of Lincolnshire Wolds AONB are nearby.

Description
The property comprises an end of terrace bungalow arranged over ground floor only. The property benefits from a rear garden.

VACANT – Freehold Bungalow

A Freehold End of Terrace Two Bedroom Bungalow. Rear Garden

Accommodation
Reception Room/Kitchen, Two Bedrooms, Bathroom/WC

To View
The property will be open for viewing every Tuesday and Thursday before the Auction between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Vacant Possession

Seller's Solicitor
Drydensfairfax Solicitors (Ref: BK).
Tel: 0113 368 8762.
Email: ben.kelly@drydensfairfax.com



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LOT

Ipswich Paper Mill Farm, Paper Mill Lane, Bamford, Suffolk IP8 4DE



Property Services

ON THE INSTRUCTIONS OF
NHS PROPERTY SERVICES

Tenure
Freehold.

Location
The property is located on the east side of Paper Mill Lane, approximately 1 mile to the north of its junction with Bamford Road (B1067). An extensive range of shops and amenities is available in Ipswich town centre, which lies a little over three miles to the south-east. Rail services run from Ipswich Station, which provides regular and direct services to both London Liverpool Street and Cambridge, amongst other destinations. The A14 is within reach to the east and the A12 is to the south-west.

Description
The property comprises a farmhouse and associated outbuildings. The farm incorporates a large hardstanding area, together with two grassed areas either side of the driveway. Additionally, there is a paddock lying immediately to the north of the farm and the property extends to a total site area of approximately 2.604 hectares (6.48 acres).

A Freehold Farmhouse and Outbuildings together with adjacent Paddock. Total Site Area Approximately 2.604 Hectares (6.48 Acres). Possible potential for Change of Use and Conversion of Outbuildings to Residential and Refurbishment of Farmhouse, subject to obtaining all necessary consents

Accommodation
Farmhouse (Derelict Condition)
Ground Floor – Two Reception Rooms, Kitchen, WC
First Floor – Four Bedrooms and former Bathroom (The connecting walls to two of the bedrooms have been removed)
Outbuildings
Total Site Area Approximately 2.604 Hectares (6.48 Acres)

Planning
Local Planning Authority: Mid Suffolk District Council.
Tel: 0300 123 4000.
The property may afford possible potential for change of use and conversion of the outbuildings to residential and refurbishment of farmhouse, subject to obtaining all necessary consents.

VAT
VAT is not applicable to this Lot.

To View
The property will be open for viewing every Tuesday and Thursday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor
Messrs Bevan Brittan (Ref: R Harrison).
Tel: 0117 918 8500.
Email: nhspsauctions@bevanbrittan.com

Vacant Possession



VACANT – Freehold Buildings and Site



Farmhouse



Farmhouse



Paddock



Outbuildings

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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.