



Wash Farm
New Buckenham Road
Old Buckenham
NR17 1PW

BY ONLINE AUCTION

Guide Price: £400,000 - £450,000

BIDDING DEADLINE: Wednesday 16th October at 13.00pm





- Exciting renovation project
- Curtilage extending to 4.7 ac
- Cottage requires full renovation
- Range of domestic and agricultural outbuilding.
- Edge of Old Buckenham position
- No onward chain

Location

The property is found on the edge of Old Buckenham, approximately equi-distance between the village centre and New Buckenham. Old Buckenham is an attractive village which has a large common that creates a pretty focal point, a great place for walkers to enjoy. The village hosts a couple of popular public house/restaurants (The Gamekeepers and The Ox & Plough), local convenience store and schooling facilities. Towns such as Diss and Attleborough both provide wider support, with good shopping, transport facilities. Mainline rail connections can be found at Attleborough and Diss, both of which give access to Norwich and London.





Property

Wash farm provides an ideal opportunity for the next buyer to restore the cottage to its former glories. Whilst this property has currently seen better days, requiring full modernisation, there is certainly plenty of surrounding space to increase the current footprint of accommodation, either knocking through and converting the existing dilapidated outbuildings, or by extending to the rear of the cottage - all of which would be subject to obtaining relevant planning permission.

Outside

Entrance driveway from highway, currently overgrown, however has potential parking for ample vehicles. Generous overgrown gardens to rear with several fruit trees dotted, green house, poly tunnel. Range of dilapidated brick and clay lump outbuildings, some of which likely require demolition. Large, steel frame agricultural store with concrete base, metal frame open sided straw barn. Approx. 4 acres of grassland.

Services

Mains electricity and water are connected. Private drainage assumed.

How to get there:

What3words: ///retained.thousand.noises

Method of Sale

Timed online auction closes on 16th October 2024

Solicitor

Louise Dobie, Spire Solicitors, 50 The Pines, Attleborough, Norfolk, NR17 2BP

How the auction works

Please see our Auction Buyers Guide brochure and our T&Cs on our website.

<https://www.twgaze.co.uk/residential-sales/property-search/view/2272/>

Administration fee

An administration charge of £750+ VAT (£900) 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. This fee is due immediately after the auction ends.

Viewing

by appointment with TW Gaze

Tenure: Freehold


Ref: 2/19636/RM

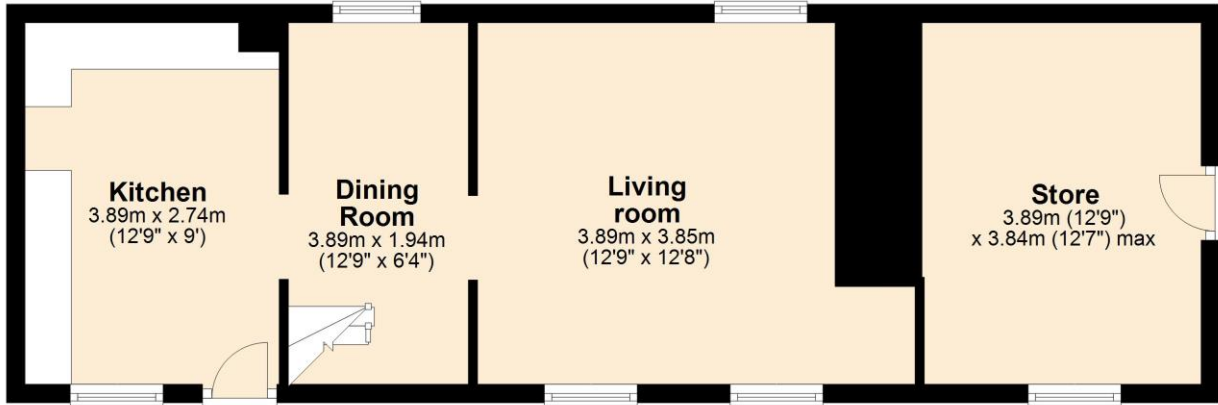
Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

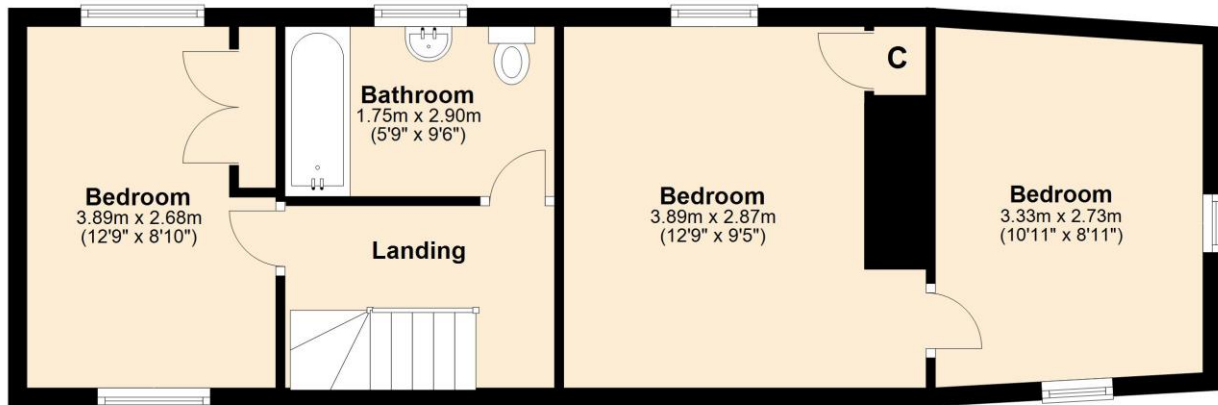
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			106
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor

Approx. 44.8 sq. metres (481.8 sq. feet)

Total area: approx. 94.1 sq. metres (1012.5 sq. feet)

For illustrative purposes only. NOT TO SCALE.
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.