



**The Lows Palgrave, Diss IP22 1AE**

**welcome to**

**The Lows Palgrave, Diss**

**\*\*AUCTION SALE - GUIDE PRICE £20,000 - £25,000\*\*** Circa 2.6 acre site (stms) to be sold with vacant possession.



**Auction Sale:**

AUCTION SALE 21ST MAY 2024 - FOR SALE BY ONLINE AUCTION ON TUESDAY 21ST MAY AT 09:30AM TO REGISTER FOR LEGAL PACKS AND BIDDING INSTRUCTIONS PLEASE VISIT OUR WEBSITE - AND FOLLOW THE LINK.

**Description:**

Circa 2.6 acre site (stms) to be sold with vacant possession. The land is situated close to Diss town centre and is situated by a supermarket. The land is predominantly woodland and could be have multiple uses subject to obtaining planning. The land does border some properties so future development could be possible.

**Location:**

Palgrave is a small village on the borders of Suffolk and Norfolk. It has been considered a 'hot spot' for many years for housing, combining a village lifestyle with easy access to the wider world having a mainline rail service just one mile away on the Norwich to London Liverpool Street line with a journey time to London of around 90 minutes. The village is centred on its green and duck pond and has a well-regarded Primary school, catchment area for Hartismere High School with a bus from the centre of the village and fine church at its centre. For wider amenities the thriving market town of Diss is less than a mile away via a public footpath and has a good range of local and national shops, various supermarkets, sporting facilities for all ages and abilities including rugby, tennis, cricket, squash, football and bowls clubs, modern health centre.

**Viewings:**

External Viewings (Daylight hours only).

**Tenure: Freehold****Important Notice:**

For each Lot, a contract documentation fee of £1150 (inclusive of VAT) is payable to William H Brown by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

**Important Notice:**

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst William H Brown makes every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.



**view this property online** [williamhbrown.co.uk/Property/DSS110378](http://williamhbrown.co.uk/Property/DSS110378)



welcome to

## The Lows Palgrave, Diss

- **\*\*GUIDE PRICE £20,000-£25,000\*\***
- **\*\*AUCTION SALE - 21ST MAY\*\***
- Circa 2.6 Acre Site (stms)
- Mostly Woodland
- Village Location

Tenure: Freehold EPC Rating: Exempt

guide price

**£20,000**

**view this property online** [williamhbrown.co.uk/Property/DSS110378](https://williamhbrown.co.uk/Property/DSS110378)



Property Ref:  
DSS110378 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the  
postcode not the actual property



william h brown



**01379 644719**



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



**williamhbrown.co.uk**