



Cornard Road, Sudbury CO10 2XA

welcome to

Cornard Road, Sudbury

NO ONWARD CHAIN A beautiful detached building in the heart of Sudbury with planning granted for 6 apartments and parking. This stunning property is perfectly positioned to access everything Sudbury has to offer from the train station to meadow walks.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Property

This beautiful detached dwelling dating back to the late 19th century has planning approved for six stunning apartments, The former office building of Oliver's Brewery occupies a prominent position on the edge of Sudbury town centre and allows easy access to the train station, local amenities and meadow walks.

The site offers a gated entrance and will allow for off road parking and a communal garden area, this stunning property maintains a number of period

features in keeping with the late Victorian / early Edwardian build and finish, meaning each apartment will have its own individual style. The current owners of the property have commenced with a huge amount of the pre-work for a development of this type, with a large amount of stripping and clearance work already completed as well as utilities work, meaning that the new buyer will be in a position to commence with work almost instantly. Viewings are strictly by appointment only.

Agent's Note

The vendor has advised that 22. 24 and 24A are all registered addresses for the building.



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Cornard Road, Sudbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Planning for six apartments

Tenure: Freehold EPC Rating: Exempt

guide price

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110299 - 0002

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.

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