

**0.22HA (0.54 ACRES) OF LAND NORTH OF ABBEY ROAD, FLIXTON, SUFFOLK
NR35 1NL
BY ONLINE AUCTION ON 18TH JUNE 2025**



**To be Sold at Auction
Guide Price £10,000***

DESCRIPTION

This sale offers the opportunity to acquire a parcel of woodland by auction on the outskirts of Flixton village approximately 2 miles east from the market town of Bungay.

The land extends to 0.22 hectares (0.54 acres) in total and comprises primarily of native woodland made up of native deciduous trees. The boundaries are open with a bank down to Abbey Road to the South and gravel driveway to the north. To the west is St Mary's Church being the village church for Flixton village.

The land can be accessed directly off Abbey Road to the east side of the parcel.

LOCATION

The land is located on north side of Abbey Road to the north of the village of Flixton situated between the market towns of Harleston and Bungay.

DIRECTIONS

From The Street (B1062) head East towards Bungay entering the village of Flixton. Turn right onto Church Road heading south for approximately 0.25 miles, turn left onto Abbey Road past St Mary's Church on your left. The woodland can be found on your left after approximately 100 metres. Please note that the access is a steep bank.

WHAT3WORDS

desire.testers.paces

ENVIRONMENTAL STEWARDSHIP

The land has not been entered into any scheme.

* **Guide Prices** are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a **Reserve** (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

Contact our Property Auctions team on:

T: 01502 470427 **E:** propertyauctions@durrants.com **W:** durrants.com

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SERVICES

None.

TENURE

Freehold.

AGENTS NOTE

The land is sold subject to an overage agreement for a period of 25 years being 40% of any uplift payable to the vendor. Further details are available within the legal pack.

HEALTH AND SAFETY

Please note that the ground is uneven and currently overgrown. The bank to the south of the land is steep and leads directly onto to the adopted highway.

LOCAL AUTHORITY

East Suffolk Council
Individual/Team name
Riverside
4 Canning Road
Lowestoft
NR33 0EQ

SOLICITORS

Simper Law Ltd
46 King Street
Norwich
NR1 1PD
Contact: Kayleigh Eke
Telephone: 01693 672222
Email: Kayleigh@simplerlaw.com

VIEWINGS

Direct on-site during daylight hours with a copy of these sales particulars in hand.

