

**0.02HA (0.05 ACRES) OF LAND NORTH OF MILLWAY, BARNBY
BY ONLINE AUCTION ON 18TH JUNE 2025**



To be Sold at Auction Guide Price £25,000*

DESCRIPTION

This offers the opportunity to acquire a section of roadway by auction on the north side of Millway in the village of Barnby approximately 3 miles from the market town of Beccles. The roadway provides potential access to the land to the north. The property is a section of roadway and pavements which extends to 0.08ha (0.05ac).

The roadway to the south known as Millway is adopted highway. The roadway for sale falls outside the existing Highways adoption agreement.

The roadway is constructed of tarmac with a gravel overlay with pedestrian pavements on either side marked with raised curb stones. There are sporadic drains providing surface water drainage and manhole covers throughout the roadway.

LOCATION AND DIRECTIONS

The roadway is located to the north of Millway in the village of Barnby.

From the town of Beccles, heads east along the A146 towards Lowestoft. Continue for approximately 3.5 miles towards North Cove and Barnby. Go straight over one roundabout. After approximately 0.4 miles turn left into The Hill in North Cove and along to The Street for approximately 0.3 miles. Take a left onto Mill Lane and then right onto Millway. Continue north along Millway and the sale area is situated along the left fork.

WHAT3WORDS

gazed.chiefs.Mondays

* **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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ENVIRONMENTAL STEWARDSHIP

The land has not been entered into any scheme.

NITRATE VULNERABLE ZONES

The land is within the Nitrate Vulnerable Zone for England and Wales.

ENVIRONMENTAL AUDIT

No audit has been undertaken in respect of the Environmental Protection Act 1990.

SERVICES

None.

TENURE

Freehold.

LOCAL AUTHORITY

Suffolk County Council

Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX

Tel: 0345 606 6067

SOLICITORS

Simper Law Ltd

46 King Street

Norwich

NR1 1PD

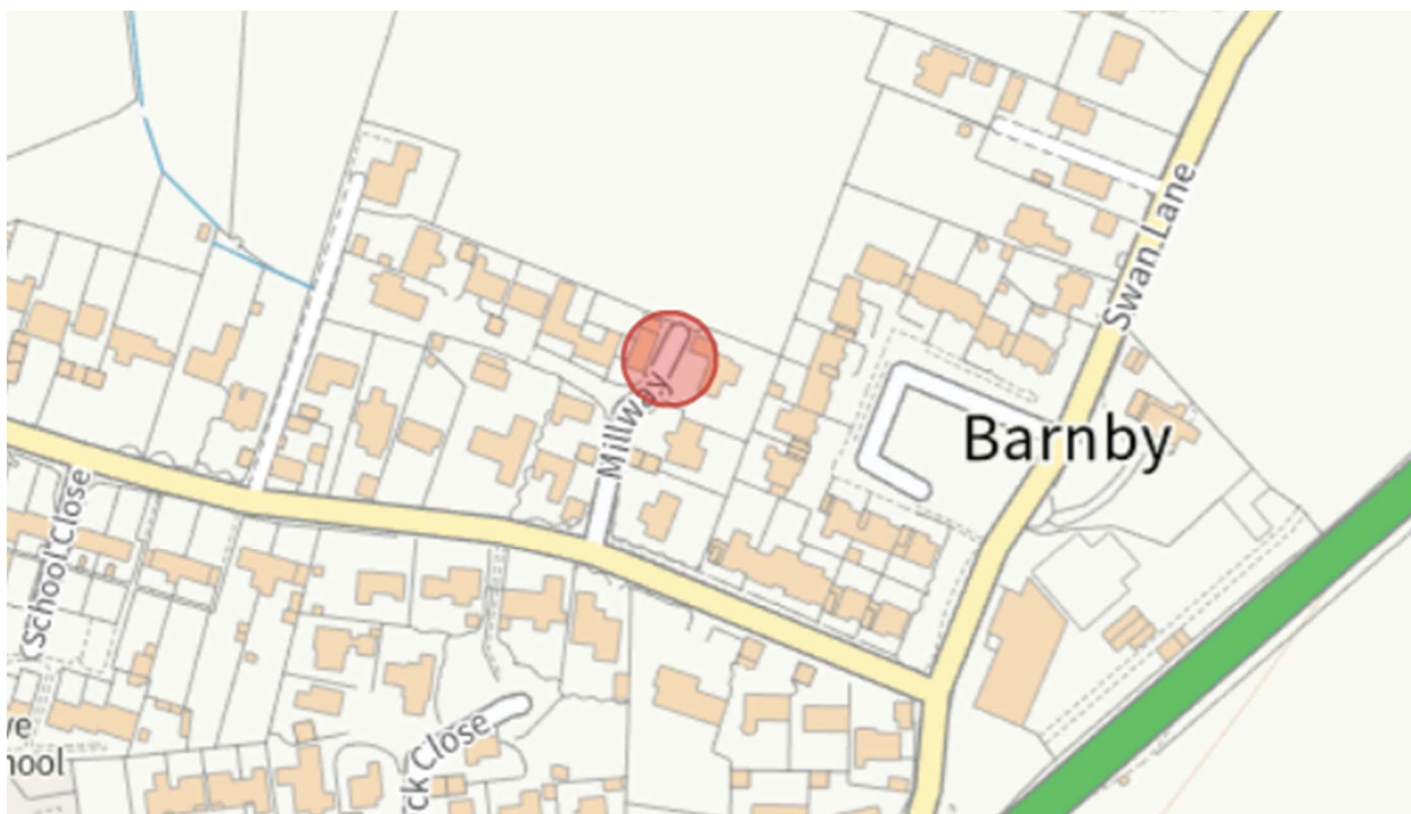
Contact: Kayleigh Eke

Telephone: 01693 672222

Email: Kayleigh@simplerlaw.com

VIEWINGS

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



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