

**0.06HA (0.14 ACRES) OF LAND AT THE SPINNEY, BECCLES
BY ONLINE AUCTION ON 18TH JUNE 2025**



**To be Sold at Auction
Guide Price £5,000***

DESCRIPTION

This sale offers the opportunity to acquire two parcels of grass verge available for sale via online auction. The land is presented on the east and west side of The Spinney, an adopted highway, which leads south from Lowestoft Road in Beccles. The property extends to 0.02ha (0.05ac) and is predominantly grass with a number of mature trees situated within the eastern strip.

LOCATION

The land is situated on The Spinney which is located between the town of Beccles and the village of Worlingham to the south of Lowestoft Road.

DIRECTIONS

From the centre of Beccles head southeast along Blyburgate for approximately 0.32 miles before taking the left fork onto Ingate Street. Continue forward for approximately 0.2 miles onto Lowestoft Road. After 0.2 miles The Spinney is on the right with the property located on the west and east side of the highway.

WHAT3WORDS

strike.nametag.gain

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.

* **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.

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AGENT NOTE

The property is sold subject to an overage agreement. The detail is available in the legal pack.

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.



Contact our Property Auctions team on:

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