

0.75HA (1.85 AC) OF LAND SOUTH OF THE STREET, BARNBY, SUFFOLK BY ONLINE AUCTION ON 18TH JUNE 2025



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

DESCRIPTION

The land for sale extends to 0.75ha (1.85ac) of grass/scrubland situated to the south of The Street in the village of Barnby. The property is accessed via a grass track which leads directly onto The Street.

The land comprises open areas of grass with shrub and semi-mature wooded areas in part. The land is accessed via a steel gate which secures the property from the highway. There is a post and wire fence along the western and southern boundaries.

LOCATION

The land is situated in the village on Barnby approximately 3 miles from the town of Beccles. The land is found on the south side of The Street.

DIRECTIONS

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. Continue onto The Street and the land will be found on the right.

WHAT3WORDS

flagpole.simulates.icicles

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.

Contact our Property Auctions team on:

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

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SERVICES

None.

TENURE

Freehold.

LOCAL AUTHORITY

Suffolk County Council

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

Tel: 0345 606 6067

AGENTS NOTE

The land is sold subject to an overage provision for a term of 25 years being 40% of any uplift being attributable to change of use being payable to the vendor.

Further details are available in the legal pack.

SOLICITORS

Simper Law Ltd

46 King Street

Norwich

NR1 1PD

Contact: Kayleigh Eke

Telephone: 01693 672222

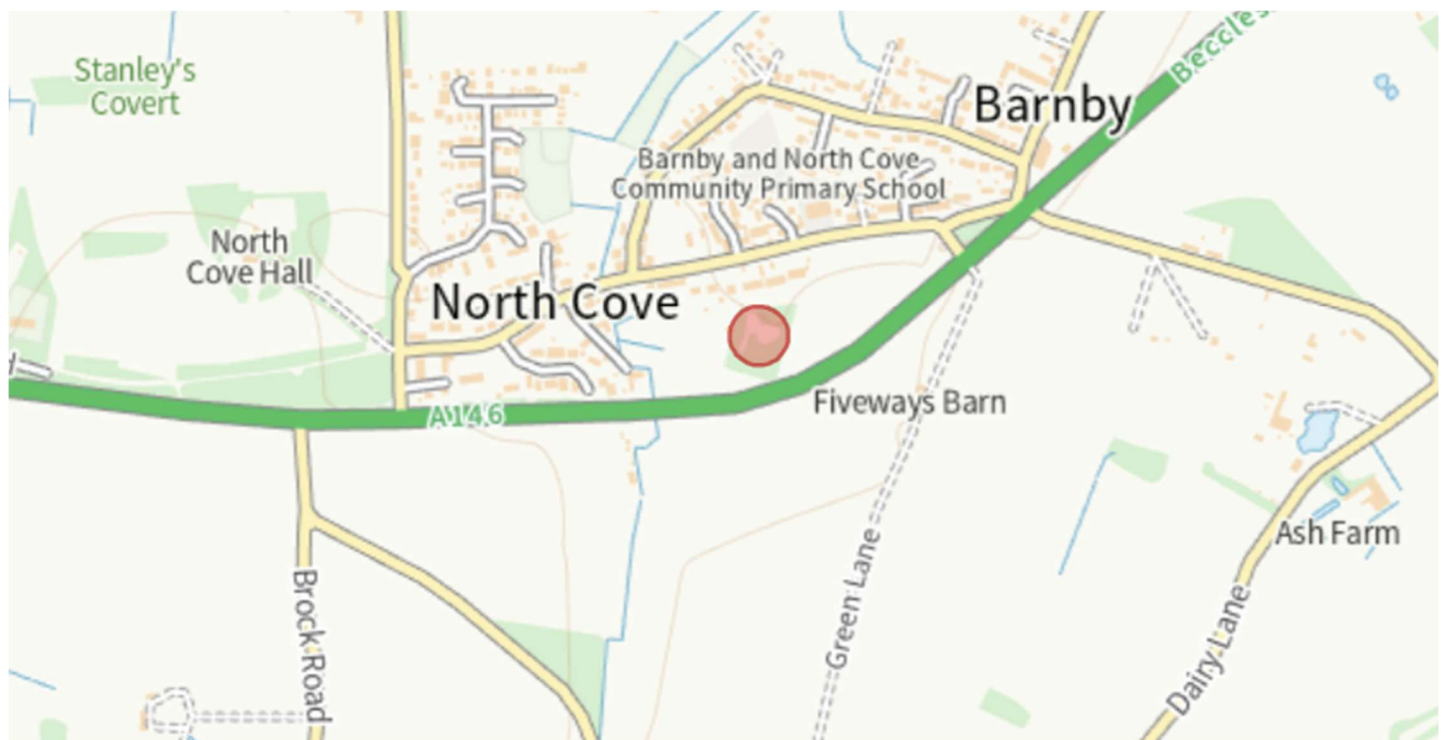
Email: Kayleigh@simplerlaw.com

VIEWINGS

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

HEALTH AND SAFETY

Please note that the ground may be uneven under foot.



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