

GUIDE PRICE

**£2,000**

BIDDING DEPOSIT

**£1,000**

DIGITAL AUCTION DATE

**23rd September 2020**

BY ORDER OF



## Land at the west side of Lime Tree Avenue, Long Stratton, Norwich, NR15 2TL

Freehold former substation site in a residential area of approximately 27.16 sq m (292 sq ft). Vacant possession

**Bid1.**

## Property Summary

- Freehold open site of a former substation
- Landlocked
- Situated within a garden

## Location

Long Stratton is a small town formed from the two villages of Stratton St. Mary to the south, and Stratton St. Michael to the north. There is a population of approx 5,000 and is home to the headquarters of South Norfolk Council. The town is situated halfway between the county town of Norwich to the north and the market town of Diss to the south, connected by the A140. The town has a good range of facilities and is growing fast and is expected to see some 2,000 new homes and a new school. The property fronts Lime Tree Avenue which leads off the A140 upon the southern edge of the town.

## Description

The property comprises a small landlocked area of land situated within, and incorporated into the garden of a house fronting Lime Tree Avenue, opposite the junction with Willow Close.

## Planning

South Norfolk Council (01508 533701) [www.south-norfolk.gov.uk](http://www.south-norfolk.gov.uk)

## Note

A buyer's premium of £480 inclusive of VAT for legal fees and £360 inclusive of VAT for surveyors fees as set out in the special conditions of sale will be payable by the purchaser upon completion.

## VAT

We understand VAT is not payable

## EPC

No EPC required

## Tenure

Freehold



These Particulars were downloaded from BidX1.com. Buyers are strongly advised and assumed to have returned to BidX1.com to read the full terms and conditions associated with this lot, and check the Special Conditions and any applicable Addendum, prior to bidding. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. Please see full disclaimer on BidX1.com for limitations regarding the liability of BidX1.

Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at [www.bidx1.com](http://www.bidx1.com)



## Contact BidX1

Simon Riggall FRICS

[simon.riggall@bidx1.com](mailto:simon.riggall@bidx1.com)

+44 (0) 7732 681 151