

For illustrative purposes only



Land to the East of Mill Lane  
Redgrave  
Suffolk  
IP22 1QS

BY ONLINE AUCTION,  
From £20,000

DEADLINE: Wednesday 14<sup>th</sup> August  
10.30am – 14.30pm







### The land

Rectangular shape parcel of land (former allotment) which extends to 0.11 acre. There is a dilapidated asbestos garage located to the front of the land. We understand there is a vehicular access right down Mill Lane, leading to the land.

### Services

No services connected

### How to get there:

What3words: W3W///crumple.bouncing.handrail

### Solicitor

Liz Bailey, Spire Solicitors, 2 Victoria Rd, Diss, IP22 4EY - (01379) 641221

### How the auction works

Please see our Auction Buyers Guide brochure and our T&Cs on our website. [www.twgaze.co.uk](http://www.twgaze.co.uk)

### Administration fee

An administration charge of £750+ VAT (£900) will be payable by the purchasers to the agents upon exchange of contracts. A VAT receipt will be issued the day following the auction. These arrangements will include pre-auction and post-auction purchases. This fee is due immediately after the auction ends.

### Viewing

Daylight hours with brochure in hand.

### Method of Sale

Timed online auction DEADLINE, **14th August 2024: 10.30am - 14.30pm.**

### Tenure

Freehold with vacant possession  
Ref: 2/19580/RM

#### Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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