



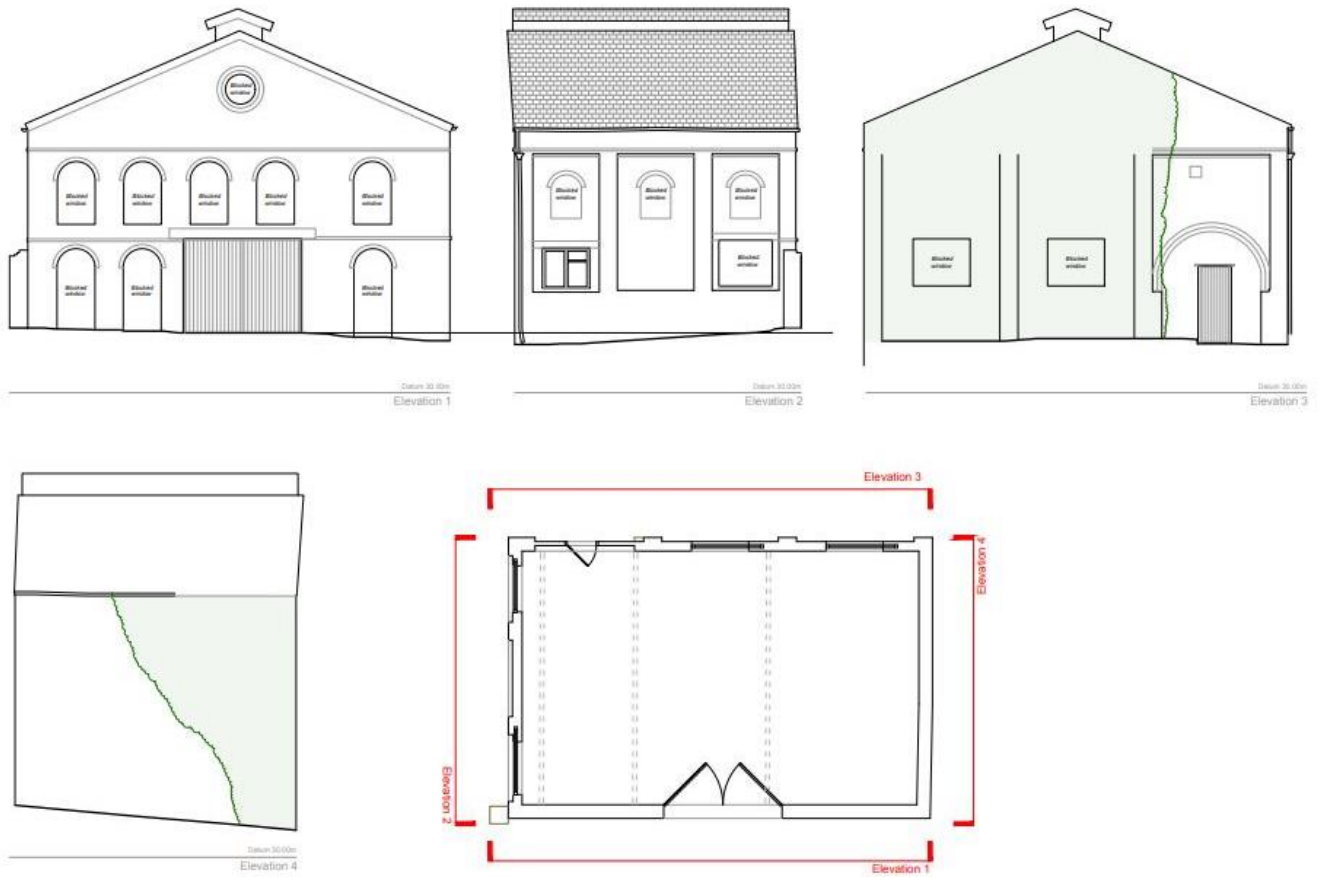
Former Fire Station  
Magdalen Street  
Eye  
IP23 7AJ

SALE BY ONLINE AUCTION

Guide Price: £136,000 - £155,000

Bidding deadline: Wednesday 16<sup>th</sup> October at 13.30pm





## MAGDALEN STREET, EYE - EXISTING PLANS / ELEVATIONS - BUILDING A

PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: JR | APPROVED BY: JW | DATE: MARCH 2023 | SCALE: 1:100@A3 | DRWG: P23-0318\_DE\_2D1 | CLIENT: AMBER RE3 INDUSTRIAL LTD (BRUNINGHAM) |

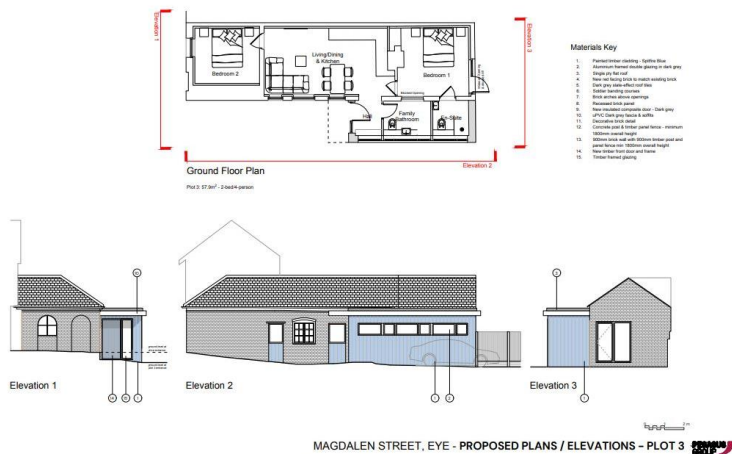
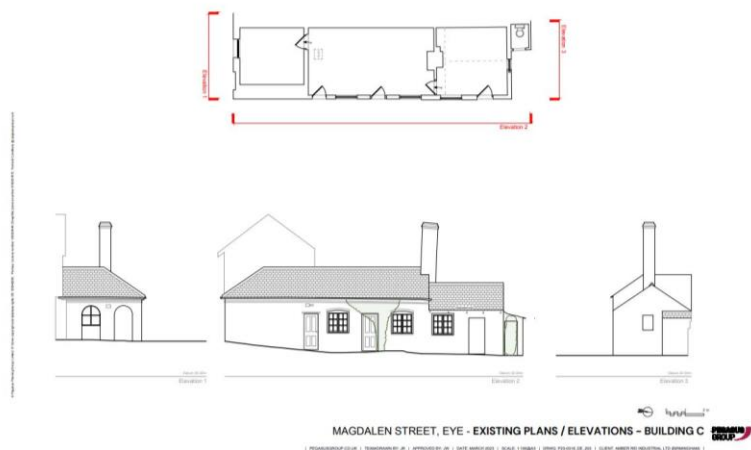
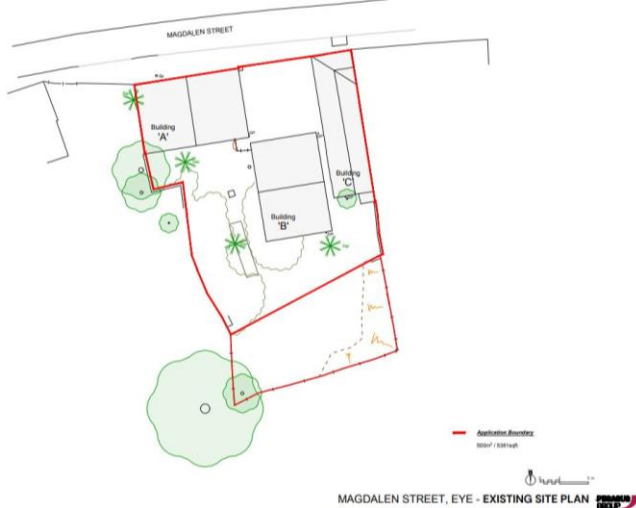
- **Development opportunity**
- Planning permission granted for the conversion of a former Fire Station
- Permission granted for 2 x 2 bedroom apartments and a separate 2 x bedroom apartment.
- Short walk to the shops
- Mid Suffolk planning ref: DC/23/02021

### Location

Eye is a small Suffolk market town steeped in history with numerous character and period properties dotted through the pretty lanes. A prominent feature of Eye is the castle mound, priory and fine church located on the Hoxne Road. There is good range of day to day facilities, with local shops and businesses, leisure and schooling facilities, further education (sixth form) and a health centre. Eye benefits from good access to Norwich and Ipswich via the A140, both of which are around 25 miles away, and are great for those requiring access into London. A mainline rail station can be found at Diss, just 6 miles away, with intercity journeys of around 90 minutes.

**Agent note** - We understand that there is a deep pit to the rear of the main building which is concealed by brambles and foliage.





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## The scheme

Conversion of existing building into a ground floor apartment, with external alterations and an external staircase and balcony to serve the first floor apartment; conversion of and extension to existing single storey building into a further 2 bedroom dwelling, plus demolition of the remaining garage building to create a parking area.

## Approx. unit sizes once converted

- Plot 1 - 2 Bed Ground Floor Apartment - 66.8 m2 (719 ft2)
- Plot 2 - 2 Bed First Floor Apartment - 66.8 m2 (719 ft2)
- Plot 3 - 2 Bed Single Storey End of terrace unit - 57.9 m2 (623 ft2)

**Agent note:** CIL (Community Infrastructure Levy) applies.  
**Mid Suffolk Planning ref: DC/23/02021**

## Services

Mains water and electricity connections are on site.

## How to get there

What3words: ///changed.dodges.commander

## Solicitor

Sam Bhachu. Eversheds Sutherland Solicitors, 115 Colmore Row, Birmingham, B3 3AL.

## How the auction works

Please see our Auction Buyers Guide brochure and our T&Cs on our website.  
<https://www.twgaze.co.uk/residential-sales/property-search/view/2272/>

## 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

By appointment with TW Gaze

## Method of Sale

Timed online auction closes on 16th October 2024  
 Tenure: Freehold with vacant possession

**Ref: 2/19647/MS/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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