

## Eastern Counties

# PROPERTY AUCTIONS

21 LOTS OF LAND, RESIDENTIAL, COMMERCIAL AND INVESTMENT PROPERTY 19 JUNE 2019



**Hoxne, Suffolk** £200,000 – £250,000

A range of timber framed barns with land extending to 0.86 acres. The two main barns have a combined floor area of approx. 5,724 sqft and provide potential for conversion to a variety of alternative uses STP.

Viewings 01223 213777



**Isleham, Cambridgeshire** £400,000

A substantial detached 8 bedroom house in a central village location, in need of upgrading/renovation. The accommodation extends to around 5000 sq ft and also benefits from a garage and enclosed rear garden.

Viewings 01638 663228



**Fowlmere, Royston** £250,000-300,000

An excellent opportunity to purchase a pair of substantial agricultural barns with permission to convert into 2 large detached houses. The property comes with a total plot of 2.86 acres and is surrounded by farm land on three sides.

Viewings 01223 213777



**St Ives, Cambridgeshire** £399,000

Freehold commercial investment opportunity in the heart of the popular market town of St Ives. The property is fully let with a rental income of £42,000 per annum. VAT exempt. Ideal investment property.

Viewings 01223 213777

**GUIDE PRICE AND FEE INFORMATION:** \*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 price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set up to or within the Guide Range or no more than 10% above a single figure Guide. The reserve price will remain confidential between the seller and the auctioneer. Fees: The guide price excludes any additional fees that the purchaser may incur, to include, but not limited to, Buyers Contract fee, Stamp Duty Land Tax, VAT, legal and search fees etc. Please refer to relevant Auction Legal Packs for details.