



Thorpe Road | Norwich | NR14 6PP  
Auction Guide £80,000

twgaze



# Thorpe Road | Norwich | NR14 6PP

## Auction Guide £80,000

SALE BY ONLINE AUCTION: Guide Price: £80,000 - £100,000. Plot with outline planning permission for demolition of existing building with replacement dwelling. Auction bidding deadline Wednesday 28th January at 12 noon. Visit our website [twgaze.co.uk](http://twgaze.co.uk) for bidding registration information.

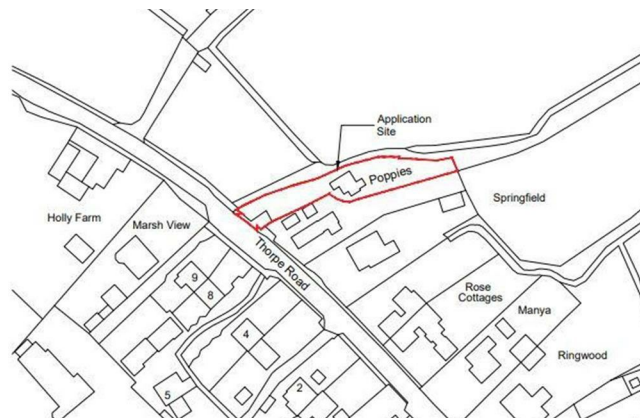
- FOR SALE BY ONLINE AUCTION - Auction deadline Wednesday 28th January at 12 noon
- Plot with outline planning permission
- South Norfolk Broads location (planning ref: 2024/0217)
- Exciting self-build project
- Auction Guide: £80,000 - £100,000
- For demolition of existing building, with new replacement dwelling
- Roughly 9 miles from the coast
- Visit our website to register to bid. [www.twgaze.co.uk](http://www.twgaze.co.uk)

### The property

Derelict single storey dwelling (not in habitable condition) along with caravan current in situ on the site. In December 2024, outline planning permission was granted for a replacement dwelling with all matters reserved except for access. (Broadland planning ref: 2024/0217)

### Services

Mains electricity and water are thought to be connected. Shared private drainage system.







## Viewing

Strictly by appointment with TW Gaze in attendance.

## How to get there

What3words: [///spans.mildest.junior](https://www.what3words.com////spans.mildest.junior)

## Freehold

## Council Tax: A

## Solicitor

Jackamans Solicitors

Mere House

Mere Street

Diss

IP22 4JY

## How the auction works

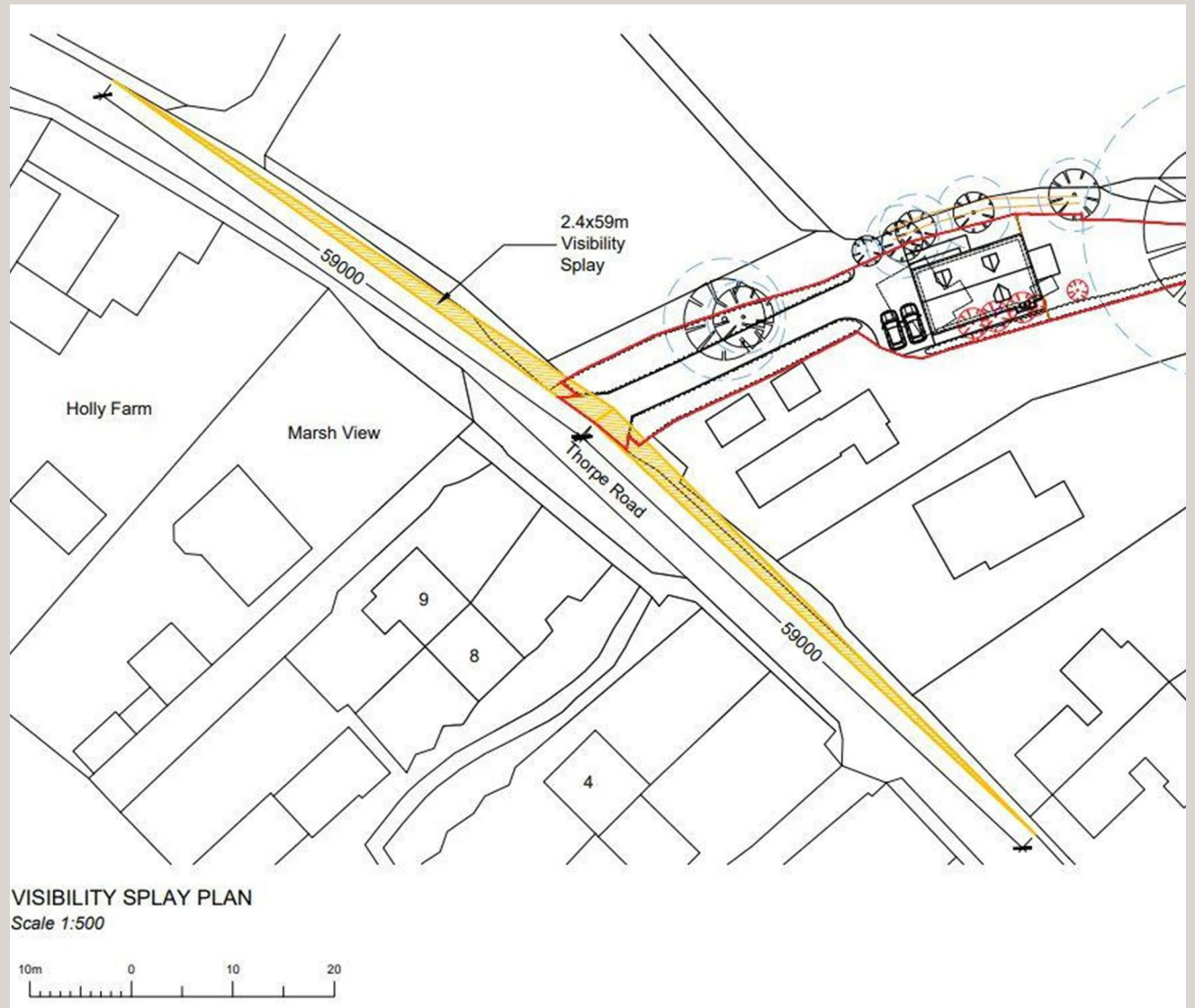
Please see our Auction Buyers Guide brochure and our T&Cs on our website.

## Purchaser processing/administration fees

The successful purchaser will be required to pay £300 costs for legal searches (payable to the sellers solicitors), along with an administration charge of £750+ VAT (£900) to the agents (TW Gaze) upon exchange of contracts. This fee is due immediately after the auction ends. A VAT receipt will be issued the day following the auction. These arrangements include pre-auction and post-auction purchases.

Ref: 2/20020/RM





10 Market Hill  
Diss  
Norfolk  
IP22 4WJ  
01379 641341  
prop@twgaze.co.uk