DURRANTS
SINCE 1853



Online Land and Property Auction

Wednesday 25th November 2026
Closing from 3pm

www.durrants.com

Email: propertyauctions@durrants.com

Tel: 01379 646602

AUCTION TERMS AND CONDITIONS

1. THE CATALOGUE
This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at https://durrants.com/property-auctions/next-property-auction/ and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information. All lots will be sold in accordance with RICS Common Auction Conditions 4th Edition and any Special Conditions of sale as produced by the solicitors for each individual Lot. A copy of these conditions is available for inspection at the Auctioneer's offices or any of the Vendors' Solicitors. Durrants reserve the right to withdraw any lot and alter the Order of Sale.

2. RESERVE PRICE
The vendors' minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve is undisclosed and can be subject to change up to and including the day of the auction. The Vendors reserve the right for Durrants to bid on their behalf up to the reserve.

3. GUIDE PRICE (*)
The guide prices quoted in this catalogue are indicative only and given to assist prospective purchasers in deciding whether to pursue a purchase. The guide price can be shown in the form of a minimum and maximum range within which the acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable sale price (reserve) would fall. A guide price is different to reserve price (see separate definition above). The guide price can be subject to change at any time prior to the auction. Prospective Purchasers should make the appropriate enquiries regarding the revision of any guide price.

4. LEGAL DOCUMENTS
Will be available 7-10 days prior to the Auction and available to download from the Durrants website.

5. SALES PRIOR TO AUCTION
Where a person is interested in purchasing he should ensure that the Auctioneer is aware of his interest as sometimes properties are sold prior to Auction. Should a Purchaser wish to make an offer to purchase prior to the Auction date, then he should contact the Auctioneer's relevant office. A Purchaser's offer should be his best and final offer as the Auctioneer may not consult the bidder further. If the offer is accepted there will be no commitment on either party until contract is exchanged. Durrants will endeavour to respond immediately to all offers, however if a Purchaser does not hear from the relevant office within 48 hours of submitting an offer then it should be assumed that the offer is not acceptable at that time, but may subsequently be reviewed. Prospective Purchasers should therefore contact the relevant office prior to the Auction to enquire as to whether the lot will be offered at the auction or whether it has been withdrawn or sold. Neither Durrants nor the Vendor will be responsible for any losses or abortive costs incurred by prospective Purchasers in respect of lots which are either withdrawn or sold prior to the Auction.

6. VIEWINGS
All viewings are strictly by appointment with the Auctioneer's relevant office, unless otherwise stated. Viewing arrangements are printed in the catalogue under each individual lot. All viewings are at viewers' own risk. Whilst viewing, prospective purchasers should satisfy themselves as to the location, boundaries and condition of each lot prior to the auction.

7. SALES PARTICULARS
Any areas and measurements referred to within the particulars within this catalogue are approximate and are for guidance only and do not form part of any contract. Any photographs or plans that are included within this catalogue are provided for the convenience of prospective purchasers only and are not necessarily to scale and do not form part of any contract. Neither the vendors, their agents, Durrants, nor any person in their employ give or are entitled to give any representation or warranties whatsoever in relation to the properties or any part thereof. Plans referred to in this catalogue are based on Ordnance Survey Maps with the Sanction of the Controller of HMSO. Crown Copyright Reserved. Licence No. ES100004151.

8. BIDDER REGISTRATION
Prior to bidding the bidder will be required to complete a bidder registration process, which requires registration, verification and agreement to Buyers Terms.

9. ONLINE TIMED PROPERTY AUCTION - BIDDING PROCESS
The online unconditional timed property auction is a binding method of sale, similar to a traditional public property auction, with the only difference being that bidding takes place online. The successful purchaser will be required to pay a 10% deposit, subject to a minimum deposit of £5,000, on the fall of the virtual gavel and contracts will be exchanged. Bidding for properties online works in a similar fashion to other online auctions (e.g. eBay or i-bidder). You can place bids using your PC, tablet or mobile phone and the minimum amount you can bid is defined by the 'bid increment' level. When placing a bid, the online auction page will show you if your bid was successful and whether or not you are the highest bidder. When you are the current highest bidder on a property, if another bidder outbids you, the system will notify you by email so that you can place another bid if you wish. The major difference with the online property auction is that our system eliminates sudden death 'bid sniping' through the use of auction 'extension times' and therefore if a bid is made in the last 60 seconds, a further 60 seconds will be added to the end time. If you have any questions or require any clarification please contact the auctioneer.

10. LIABILITY OF THE BIDDER
The successful bidder will be under a legally binding contract upon the fall of the Auctioneer's gavel and must immediately provide to the Clerk of the Auctioneer their name, address and telephone number and, where appropriate, the name and address of the person or company on whose behalf he or she has bid, together with the name and address of the Solicitors acting on behalf of the Purchaser. Where such a bidder fails to provide such information the Auctioneer shall be entitled to re- offer the property for sale. The information provided will be used to complete a memorandum of contract in the form of a memorandum found in the inside rear cover of this catalogue which the successful bidder must sign and exchange with the Auctioneer's staff prior to leaving the room.

11. INSURANCE
The successful Purchaser will be responsible for insuring the property from the fall of the gavel and should make his or her own arrangements in this regard.

12. DEPOSIT
For properties with a guide price over £25,000 each prospective purchaser will be required to pay 10% deposit subject to a minimum of £5,000. For properties with a guide price under £25,000 the deposit amount is at the discretion of the agent selling the property and will be noted in the individual sale details. This deposit should be by debit card payment or electronic bank transfer to the Durrants Client Account. A separate deposit will be

AUCTION TERMS AND CONDITIONS

required in respect of each and every lot purchased. Please note we cannot accept payment of deposits in cash. Other fees may be payable on completion and will be detailed within the Special Conditions of Sale to be found within the published Auction Pack.

13. BIDDER REGISTRATION AND ANTI MONEY LAUNDERING (AML)
We are required to comply with the Money Laundering Regulations. Prospective purchasers are required to complete the online bidder registration process prior to the auction to allow the relevant online anti-money laundering checks to be carried out before they are permitted to bid. As part of the online bidder registration process we will ask prospective purchasers to provide to us and/or the Provider of the Platform services, or any other party providing card payment merchant services in relation to the Platform certain information and documentation which may include information allowing us to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act (together with any relevant UK Legislation covering anti-money Laundering and counter-financing of terrorism). This normally comprises proof of identity and address, your debit or credit card details and your solicitor's details. Prospective Purchasers acknowledge and agree that we may keep an electronic copy of the identification documents and information that you provide in respect of your registration to bid and may retain them in our records in accordance with RICS Best Practice guidelines on bidder identity verification. For the avoidance of doubt, we reserve the right to request additional or updated information from you, as a condition of you participating in any of our auctions (including the particular auction in respect of which you have registered and/or applied to bid), where we consider this is necessary in order to comply with our legal or professional obligations. We will carry out electronic AML checks with Landmark on buyers and all remote bidders. Please note we are also required to match identity of the purchaser with the account from which the deposit funds are to be taken and if they are to be paid in another name then that individual will also need to be verified. You also agree to provide us with all information reasonably required to identify the source of any funds used to pay the Deposit or Reservation Fee and the Buyer's Administration Fee if different from either the Bidder or Purchaser. If you are acting as a Bidder who is acting as agent on behalf of another party who is intended to be the Purchaser you agree to provide us with all information reasonably required by us to assess whether it's appropriate to authorise you to bid on their behalf. This will include the appropriate proof of identification for that party and we will need to see written authority issued by the intended Purchaser that you may act on their behalf. If you are buying on behalf of a limited company or partnership you will need a letter of authority on the company/partnership letter headed paper.

14. GENERAL NOTE
Durrants and any joint agents give notice that: These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; No person in the employment of Durrants or any joint agent has any authority to make or give any representation or warranty whatsoever in relation to these properties. If any interested parties are not familiar with Auction procedures or require general or specific information relating to a particular lot Durrants will endeavour to assist. Prospective Purchasers are strongly advised to take independent professional advice prior to attending the Auction.

15. BUYER'S ADMIN FEE
A charge of £900 (£750 plus VAT) per lot will be payable by all successful purchasers and this fee is to be added to the deposit and paid immediately after the timed auction ends. The buyers fee is non-refundable. An admin charge of £20 is payable for sending out paper copies of legal packs. Emailed versions are free of charge. The following points apply to all properties offered for sale within this catalogue unless specified within the individual property descriptions:

16. SERVICES
The Auctioneer has not tested any apparatus, equipment, fittings or services in any of the properties in the sale and cannot verify that they are in working order or are available. The prospective Purchaser is advised to obtain verification from their Solicitor or Surveyor.

17. FIXTURES AND FITTINGS
All fixtures and fittings including carpets, curtains, garden ornaments and furniture are excluded from each sale unless stated otherwise in the particulars of sale for the individual lot.

18. WAYLEAVES, EASEMENTS AND RIGHTS OF WAY
The properties described herein are sold subject to and with the benefit of all easements, wayleaves, rights of way (whether public or private), water, drainage, sewage, light, wayleaves and other easements that may legally exist or affect the same whether declared or not and also subject to all outgoings or charges connected with the property whether mentioned in these particulars or not.

19. TOWN AND COUNTRY PLANNING
The Purchaser will be deemed to have full knowledge and to have satisfied themselves as to any planning matters that may affect the property.

20. TENURE AND POSSESSION
The property is offered for sale Freehold and vacant possession will be given on completion unless otherwise stated in the particulars.

21. ABILITY TO BUY
These properties are being sold under Unconditional Auction Rules creating a legally binding contract at the conclusion of the timed auction. DO NOT bid unless you can complete the sale within 28 days, or on the terms specified within the Special Conditions of Sale.

22. ONLINE PROPERTY AUCTION
Please note this is an online auction only.

ORDER OF SALE

LOT NUMBER	ADDRESS	GUIDE PRICE
1	16.76AC (6.78HA) LAND IN SHOTFORD, HARLESTON, IP20 9QT	£130,000*

*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 (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

Meet the team



Dominic Parravani
Managing Director



Richard Prentice
Director, Head of Auctions



Jack Glover
Head of Commercial Property



Nick Durrant
Agricultural and Commercial



Felicity Thornett
Rural / Valuation Surveyor



Emily Wiles
Agricultural Administration Manager

16.76AC (6.78HA) LAND IN SHOTFORD, HARLESTON, IP20 9QT
BY ONLINE AUCTION ON 25TH NOVEMBER 2026



Guide Price £130,000*

DESCRIPTION
A block of grassland subdivided into three meadows with frontage to the River Waveney and road access from the B1116.

DIRECTIONS
From Harleston head towards Weybread and Fressingfield on the B1116 on passing under the A143 Harleston bypass continue down the hill and round the bend. The access to the land in on the left just before the layby and the turning to Withersdale Street.

AGENT NOTE
The land was obtained via adverse possession of unregistered land. There was an objection to the first registration. This objection was withdrawn per confirmation by HMLR contained in the auction pack. The first registration application was then completed on 7 March 2026.

VIEWING
During daylight hours, with a copy of the sales particulars to hand. Care should be taken when viewing the land, especially in areas adjoining the River Waveney, and visitors are advised to remain vigilant at all times.

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Contact our Property Auctions team on:
T: 01379 646602 E: propertyauctions@durrants.com W: durrants.com

16.76AC (6.78HA) LAND IN SHOTFORD, HARLESTON, IP20 9QT BY ONLINE AUCTION ON 25TH NOVEMBER 2026

RIGHTS OF WAY
None.

TENURE
Freehold.



WAYLEAVES, EASEMENTS & RIGHTS OF WAY
The property is sold subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

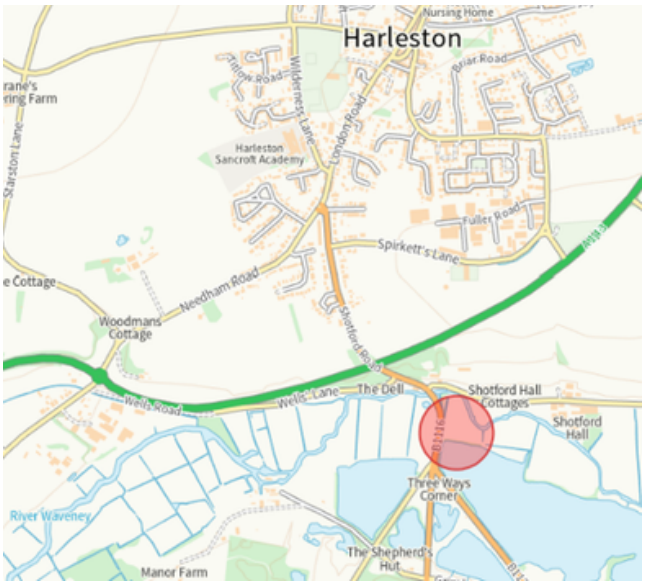
SPORTING RIGHTS, TIMBER AND MINERALS
Included in so far as they are owned.

VAT
Should any sale of the property or any rights attached to it become a chargeable supply for the purposes of VAT such tax shall be payable by the purchaser if levied by Customs & Excise in addition to any monies to be paid during the course of the sale.



LOCAL AUTHORITY
Broadland and South Norfolk Council

SOLICITORS
Clapham and Collinge
Contact: Albert Hoptrough
Direct Dial: 01603 693502
Email: ahoptrough@clapham-collinge.co.uk





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DURRANTS BUILDING CONSULTANCY

ABOUT DURRANTS BUILDING CONSULTANCY

Our Building Consultancy team will help you realise your planning, architectural, property and construction aspirations. Building on the in-house team's field of professional qualifications and skills, we can offer either stand alone services for individual projects or work with our colleagues in other departments to provide a package of services when required. From planning advice through design to project managing, the Building Consultancy team can tailor our services to meet your needs.

OUR SERVICES

With the four main areas of expertise the department offers we can provide specific professional services or a combination to assist you in realising your aspirations.

- **SURVEYING**
  Building Surveying covers amongst other things Building Pathology, Building Surveys, Landlord and Tenant Advice, Dilapidations, Insurance Reinstatement Assessments, Party Wall Advice, Schedules of Condition and many more services

- **ARCHITECTURE**
  Architecture covers Accessibility Advice, Architectural Design, Building Regulations, Design Co-ordination, Feasibility Studies and many other related service.

- **PLANNING**
  Planning covers Advice and Assessments on Permitted Development, Planning and Listed Buildings as well as making Applications, Appeals and Appraisals

- **PROJECT MANAGEMENT**
  Project Management covers Cost Advice, Construction Drawings and Management, Contract Selection and Administration, Tender Procedures and Advice.

HOW WE CAN HELP

We understand that clients may range from those who have never employed a building professional to those with great experience of the construction industry, so at Durrants we put the client at the heart of our service. We aim to ensure that all our clients are given not only a professional service but also the level of guidance they require to support them in realising a project.

We will be pleased to discuss things with you post-auction, from giving professional advice and assessments to helping you deliver a completed building, the Building Consultancy team can provide you with a broad range of services delivered by a team of skilled and qualified in a range of associated disciplines, backed by membership of professional bodies to give you the confidence to meet the challenges you may face, no matter the scale or scope of your project.

Contact the team on 01379 646603 or email: buildingconsultancy@durrants.com







MEMORANDUM OF SALE

Property Address: .....

.....

The Vendor: .....

.....

The Purchaser: .....

.....

Postcode: .....

Tel: .....

It is agreed that the Vendor sells and the Purchaser buys the property described in the accompanying particulars and conditions of sale subject to their provisions and the terms and stipulations in them at the above price.

Purchase Price: .....

Purchaser Administration Fee: .....

Deposit: .....

Total Deposit and Purchaser Admin Fee: .....

Balance: .....

Dated: .....

Completion Date: .....

Signed: .....

Authorised Agent for the Vendor

As Agents for the Vendor we acknowledge receipt of the deposit in the form

Of: .....

Dated: .....

Signed: .....

The Purchaser

Purchaser Solicitor: .....

.....

Vendors Solicitor: .....

.....

Property. Land. Auctions.

It's what we do.

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