



### SITUATION

Located within this residential estate where many houses have been built in recent years and being just off the A47 Norwich to King's Lynn Road. Hockering lies approx. 9 miles west of Norwich and 5 miles east of Dereham.

### PROPERTY

Comprising **8 lock-up Garages with up and over doors on a site of approx. 0.12 acres.**

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION subject to any rights thereover.**

**Note 1: The Vendor estimates potential rental income of approx. £6,500 per annum when fully let.**

**Note 2: There may be potential for future development, subject to obtaining the necessary consents.**



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### Vendor's Solicitors

Elliot Mather LLP  
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## 8 Vacant Garages on 0.12 Acre Site

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**