# Three-bedroom house in Norfolk up for auction with renovation potential



In an intriguing opportunity for property developers and renovation enthusiasts, a three-bedroom house located in the village of Blofield, on the periphery of the Norfolk Broads, is set to be auctioned at the end of March. The property, situated on Stocks Lane, presents a renovation challenge that some may see as a dream project, while others might liken it to a setting for a Stephen King novel, given its current condition.

Auction House East Anglia has listed the detached home with a guide price ranging from £275,000 to £325,000, emphasising that it is “in need of a complete program of renovation/refurbishment.” The listing notes that the house, which has been in the same ownership for many years, will be sold with vacant possession and is open only to cash buyers.

Occupying a 0.26-acre plot, the property is devoid of basic amenities, lacking running water, heating, and connected services, described in the listing with a tongue-in-cheek suggestion to “bring a priest and a plumber.” The existing water tank has been removed, leaving exposed pipes behind, and the previous heating system was dependent on a back boiler. Notably, police tape has been seen attached to the property’s fence, although the reasons for this are currently unknown.

The land surrounding the main house is cluttered with overgrown vegetation and features the remnants of a double garage alongside a wooden garden shed. Inside, the layout of the ground floor consists of an entrance hall, sitting room, kitchen/breakfast room, lobby, and bathroom. The first floor of the building contains three bedrooms, accommodating two doubles and one single.

Despite its unsettling appearance, the location on the edge of the Broads is appealing, offering potential for redevelopment within a desirable village environment. The most recent sale of a similar property on Stocks Lane was a three-bedroom semi-detached home that fetched £382,500 in 2023, highlighting the area's property value.

Auction viewings are scheduled for Wednesday, February 26, and appointments can be made through Auction House East Anglia’s Norwich office. The online auction is scheduled for 11am on March 26, providing an opportunity for interested buyers to secure what could be a significant investment in a promising location.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.eigpropertyauctions.co.uk/search/property/norfolk> - This URL provides a list of properties for sale by auction in Norfolk, which includes various locations and types of properties, supporting the context of property auctions in the region.
* <https://www.auctionhouse.co.uk/eastanglia> - Auction House East Anglia is mentioned as handling the auction of the Blofield property, and this URL confirms their involvement in property auctions across East Anglia, including Norfolk.
* <https://www.rightmove.co.uk/property-for-sale/Norfolk-Broads/auction.html> - This URL lists auction properties for sale in the Norfolk Broads area, which is relevant to the Blofield property's location and the broader context of property auctions in the region.
* <https://www.rightmove.co.uk/properties/158483423> - This URL provides specific details about a property for sale by auction in Blofield, supporting the claim about the upcoming auction and the property's condition.
* <https://www.onthemarket.com/details/16594599/> - This URL offers additional details about the Blofield property being sold by Auction House East Anglia, confirming the auction date and the property's condition.