

Auctioning your land



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Robinson & Hall Auction department

For over 135 years, we have been successfully selling a variety of properties and land in our auctions, from small plots of land to large farms.

Then in 2012 Robinson & Hall joined forces with one of the country's largest auctioneers, Auction House UK, to cater for our clients' varying requirements and to benefit from instant access to thousands more buyers.

Known as Auction House Robinson & Hall we cover a large area including Bedfordshire, Buckinghamshire, Cambridgeshire, Oxfordshire and Hertfordshire.



WHY CHOOSE US?

■ Selling locally achieves higher prices

Local auctions attract local buyers, usually individuals or small investment companies who are often going to be the end user and are happy to pay a premium to achieve a purchase.

■ Consistently more successful than other auctioneers

Year after year Auction House Robinson & Hall regularly outperforms other auctioneers with our success rate being one of the highest in the country.

■ Honest advice from an experienced property professional

Our employees have worked in the property industry for years and we are renowned for giving honest advice to get the best possible result.

■ Thousands of registered buyers

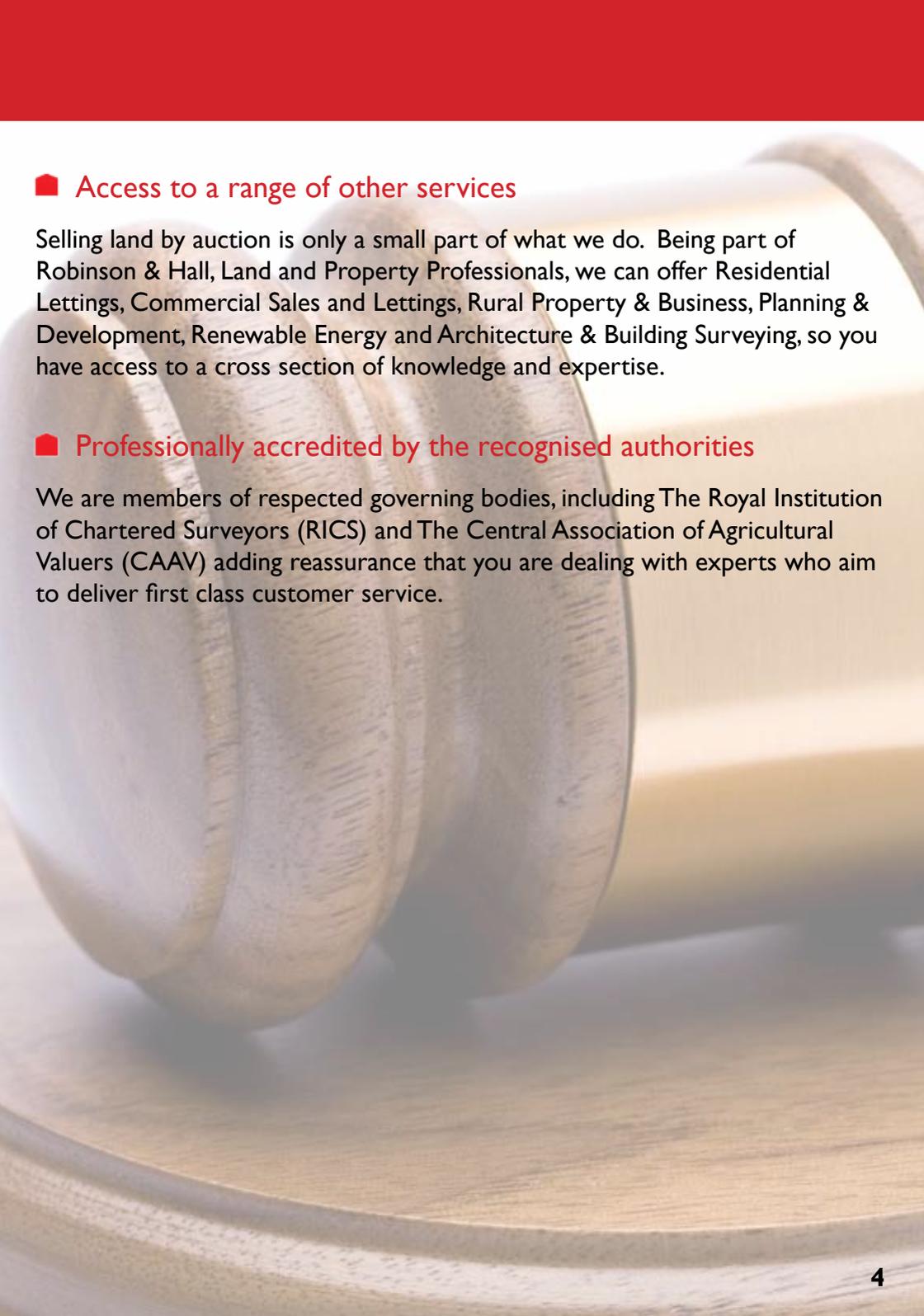
We have access to thousands of buyers looking for a variety of land.

■ Free auction appraisal

Our local expertise and wealth of experience means that we can provide a true representation of your land's value.

■ Eye-catching marketing

Your Lot will be advertised in a number of places to ensure maximum exposure, including property alerts which are emailed to thousands of registered buyers, local press advertising and on our website and top property portals, such as Rightmove and Zoopla.



■ Access to a range of other services

Selling land by auction is only a small part of what we do. Being part of Robinson & Hall, Land and Property Professionals, we can offer Residential Lettings, Commercial Sales and Lettings, Rural Property & Business, Planning & Development, Renewable Energy and Architecture & Building Surveying, so you have access to a cross section of knowledge and expertise.

■ Professionally accredited by the recognised authorities

We are members of respected governing bodies, including The Royal Institution of Chartered Surveyors (RICS) and The Central Association of Agricultural Valuers (CAAV) adding reassurance that you are dealing with experts who aim to deliver first class customer service.

CASE STUDIES

We would like to share the following examples with you which highlight how well small areas of land and dilapidated buildings sell at auction.



LAND AT ODELL RD, SHARNBROOK

GUIDE: £100,000

SOLD: £220,000

Marketed for 759 days with a local agent asking £150,000 without success.
23 days from instruction to exchange of contracts with Auction House.



LAND ADJACENT TO LECKHAMPSTEAD RD, AKELEY

GUIDE: £80,000

SOLD: £260,000

The local authority made it clear to our client they considered this four acre paddock an important green space within the village. Our client therefore decided to auction the land rather than risk planning refusal and achieved £65,000 per acre.



6 x
THE
GUIDE

LAND ADJACENT TO 39 UPTON END RD, SHILLINGTON

GUIDE: £15,000

SOLD: £92,000

Completely overgrown half acre parcel of land outside of the village envelope. The seller's planning advisor informed little chance of any planning gain. The land sold for six times the guide price.



£20,500
PER ACRE

LAND ADJACENT TO THE ELMS, RADCLIVE RD, GAWCOTT

GUIDE: £80,000

SOLD: £205,000

Ten acre field with planning consent for stables and two manèges which achieved £20,500 per acre.



30%
MORE PER
ACRE

LAND AT WEST WOOD, GRAFHAM

GUIDE: £22,000

SOLD: £36,000

A large woodland which has been subdivided, our seller sold quickly for 30% more per acre than other neighbouring plots.



£35,000
MORE

**LAND AT SILSOE ROAD, FLITTON,
WARDHEDGES, BEDFORD**

GUIDE: £75,000

SOLD: £135,000

Having accepted an offer of £100,000 and been under offer for a year. Four weeks from instructing us they exchanged contracts for £35,000 more.



ALMOST **4**
X
THE GUIDE

FALCONS FIELD, LOWER RADS END

GUIDE: £35,000

SOLD: £129,000

A five acre paddock with an open fronted barn which achieved almost four times its guide price.



LAND AT HIGHER RADS END, EVERSOLT

GUIDE: £35,000

SOLD: £117,000

A half acre paddock with a former brick piggyery that had very limited ceiling height and thought by the seller's planning advisor to have little chance of planning gain. Sold for just under 3.5 times the guide price.



PLOT 1 & 2 WHITES PADDOCK, ST. NEOTS

GUIDE: £30,000 EACH

PLOT 1 SOLD: £92,000

PLOT 2 SOLD: £61,000

We advised our client to divide this two acre paddock into 2 x one acre paddocks. Our client was hoping to achieve £50,000+ for the two acres. The sale price was £153,000.



**£100,000
MORE**

**PLOT 1, THREE LIONS MEADOW
JACKDRAW HILL, LIDLINGTON**

**GUIDE: £70,000
SOLD: £172,000**

The sellers were delighted with the outcome, achieving over £100,000 above the guide price on this seven acre parcel of grazing land.

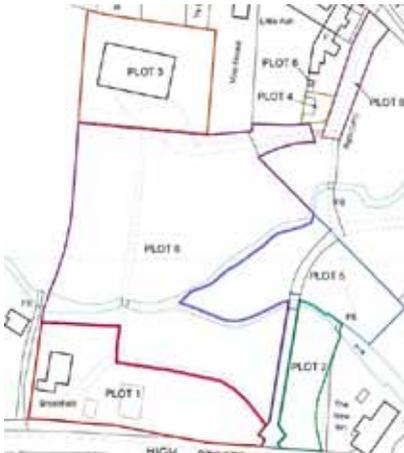


**ALMOST
4
X THE
GUIDE**

**LAND AT HIGH STREET, GREAT
HORWOOD**

**GUIDE: £30,000
SOLD: £112,000**

This plot had been offered for sale before. It sold a month after instruction for almost four times the guide price.



PLOT 1 - 6, LAND ON HIGH ST, THORNBOROUGH

PLOT 1 GUIDE: £60,000 SOLD: £150,000 PLOT 2 GUIDE: £25,000 SOLD: £65,000
PLOT 3 GUIDE: £50,000 SOLD: £116,000 PLOT 4 GUIDE: £15,000 SOLD: £28,500
PLOT 5 GUIDE: £30,000 SOLD: £58,500 PLOT 6 GUIDE: £40,000 SOLD: £91,500

Four acre parcel of land with a building, barn, work shop and two entrances received negative pre-application advice from the local authority. We advised to divide into six separate lots which saw them achieve over £500,000.





2 x
PREVIOUS
SALE PRICE

**LAND AT FOX ROAD, CATWORTH,
HUNTINGDON**

**GUIDE: £10,000
SOLD: £28,000**

Previously under offer for £12,000 with a buyer who had delayed matters for months, this piece of land sold for more than double in a matter of five weeks from instruction to exchange of contracts.



3 x
PREVIOUS
OFFER

**LAND & BUILDING ADJACENT TO
CLEAVERS COTTAGE, STANBRIDGE**

**GUIDE: £30,000
SOLD: £131,000**

Prior negotiations between the seller and their neighbour stalled when the neighbour refused to increase his offer of £40,000 for the parcel of land with an unconverted barn. The property sold at auction to the neighbour for over three times his original offer.



**£18,000
MORE**

**LAND AT HIGH RIDGE,
WOOD END ROAD, CRANFIELD**

**GUIDE: £80,000
SOLD: £108,000**

A restriction on the title and offered with no planning consent, this land sold for £18,000 more than the seller's expectations.



**£25,000
MORE**

**LAND ADJACENT TO WHIPNADE
HEATH, WHIPNADE**

**GUIDE: £40,000
SOLD: £145,000**

On the market with another agent for £120,000. We achieved £25,000 above a level they could not.

To book a free auction appraisal please contact:



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