Palace Auctions London

LOT 71



FREEHOLD SUBSTATION SITE · FOR SALE BY AUCTION · 28 OCTOBER 2026

Substation E

Chestnut Close, Rendlesham, Woodbridge, Suffolk IP12 2UW

GUIDE PRICE	SITE	LET TO	INCOME
£500	**c. 15 sq m**	**UKPN**	**Nil**
Freehold	c. 160 sq ft, with forecourt	UK Power Networks · 99 years from 1991	No rent reserved

The freehold of a small electricity substation building, with a forecourt and parking area in front. It stands in a residential close in Rendlesham, near Woodbridge, and is let to the electricity network operator.

Auction: Wednesday 28 October 2026 at 1.00 pm · The Mirror Room, Claridge's, Mayfair, London

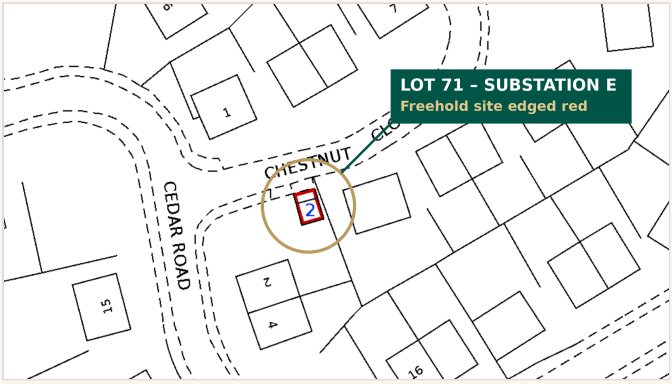
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The lot

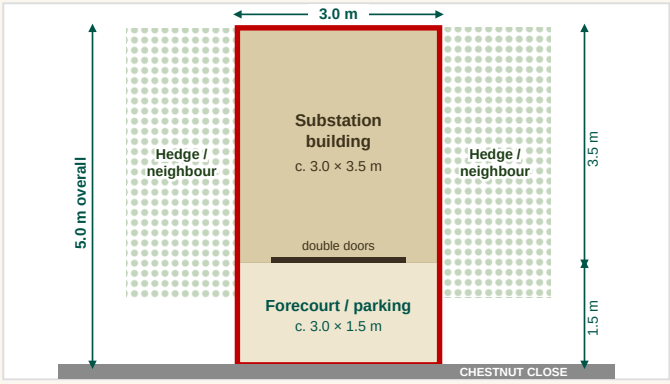
The freehold of **Substation E** on the south side of **Chestnut Close**, near the corner with Cedar Road, offered at a guide price of **£500**.

The site has a single-storey brick substation building with double doors facing Chestnut Close, and a forecourt or parking area in front. Hedges to the neighbouring gardens run along each side. The whole freehold site measures about **3.0 m by 5.0 m – about 15 sq m (160 sq ft)**, measured from the title plan. The building is about 3.0 m by 3.5 m and the forecourt about 3.0 m by 1.5 m.

Let to the electricity company. The site is let to **Eastern Power Networks plc (UK Power Networks)** on a lease of 99 years from 18 November 1991, with about 64 years left. **No rent is payable**, so the lot produces no income and is **not sold with vacant possession**.



Location – the site edged red. Extract from the HM Land Registry title plan SK283749. © Crown copyright. For identification only.



The site viewed from Chestnut Close. Approximate dimensions scaled from the title plan. Not to scale.

Key features

- Freehold substation site – part of title SK283749
- Whole site c. 15 sq m (160 sq ft), including the forecourt / parking area
- Brick substation building, c. 3.0 m × 3.5 m
- Let to Eastern Power Networks plc until 2090
- No rent reserved – no income

Summary

Tenure	Freehold, title absolute – part of SK283749 (transfer of part)
Occupation	Subject to the 1991 lease to Eastern Power Networks plc – 99 years, no rent
Planning	Electricity substation. No permission for any other use
Local authority	East Suffolk Council
Viewing	From Chestnut Close only

Location

Rendlesham is a village about 4 miles north-east of Woodbridge, built largely on the former RAF Bentwaters base. Chestnut Close is a quiet residential cul-de-sac off Cedar Road, reached from Wacker Field Road. The substation is on the left just inside the close, near the corner with Cedar Road.

Points to note

- **Forecourt and the lease.** The lease plan is not in the legal pack, and the lease may cover the whole site, including the forecourt.
- **Bankruptcy entries.** The title has a bankruptcy notice and restriction against the registered owner – see Special Conditions 3.4 and 3.5.
- **Safety.** The building may contain live high-voltage equipment. View from the road only and do not enter.

Auction information and buyer's costs

Date and venue	Wednesday 28 October 2026 at 1.00 pm · The Mirror Room, Claridge's, Brook Street, Mayfair, London W1K 4HR
How to bid	In the room, online, by telephone or by proxy. Registration and anti-money laundering checks must be completed before bidding. Online bidders pay a £2,000 security deposit, refunded to unsuccessful bidders within 48 hours
Completion	20 business days after exchange – Wednesday 25 November 2026 if sold at the auction
Legal pack	Available to registered bidders, with the positioning plan and advisory note. Buyers must read it and the Special Conditions of Sale before bidding

Buyer's costs

Item	Amount	When payable
Deposit	10% of the price (minimum £3,000, or the whole price if less)	On exchange at the auction
Buyer's premium	2% of the price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Seller's premium	£2,000	On completion
Seller's legal fees and any searches	As stated in the legal pack and addendum	On completion
VAT on the price	May be payable, depending on the status of the seller	On completion
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Guide price and reserve

The guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is confidential and will not be more than 10% above a single-figure guide. Guide prices and reserves may change up to the day of the auction.

Important notice

These particulars are a general guide and do not form part of any contract. Descriptions, measurements and lease details are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. Measurements are scaled from the HM Land Registry title plan, which shows general boundaries only. Photographs and plans are for identification only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale.

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