

For Sale By Online Auction

A three bedroom farmhouse now requiring general renovation, or with scope to be rebuilt, situated within grounds of 1.25 acres in a rural location within the parish of Bucklesham.

Guide Price

£350,000 Freehold

Ref: P7240/C

Grove Farm

Newbourne Road

Bucklesham

Ipswich

Suffolk

IP10 0BS



Porch, dining room, kitchen, sitting room and downstairs bathroom. Three first floor bedrooms (one walk-through). Utility room.

Ample off road parking, cart lodge, workshops and stores.

Mature grounds in all extending to 1.25 acres.

For Sale By Timed Online Auction - 23rd July 2024

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 23rd July 2024 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 working days thereafter. For details of how to bid please read our Online Auction Buying Guide.

The Seller's solicitor has prepared an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Marshall Hatchick, The Old Bank House, Market Place, Saxmundham IP17 1EL. For the attention of: James Robbins; Tel: 01728 602323; Email: james.robbins@marshallhatchick.co.uk. Rather than contacting the seller's solicitors direct, we recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The property is located in a pleasant rural location along a farm track that just serves the property, farmland, adjacent commercial buildings that are used as a vehicle repair garage and storage of three lorries. It is located just over a mile from the main part of the village, where there is a Primary School, church, village hall and public house, The Shannon. The popular villages of Newbourne and Waldringfield are 2 miles and 4 miles respectively. Close by is Martlesham Heath where there are a range of retail outlets including a Tesco supermarket. The town of Woodbridge on the river Deben, with various shops, services and recreational activities is 6.5 miles and the County town of Ipswich is 6 miles where there are main line rail services to London's Liverpool Street Station.

Description

Grove Farm is a period house which is of part timber framed, part brick and potentially part clay lump construction under a slate and pan tiled roof. To the front and sides, the house is clad in weatherboarding and there are attractive sash windows to the front. It has the advantage of not being listed making it relatively straightforward for a buyer to carry out a complete, sympathetic renovation project or potentially look to replace it with a new build. The property was tenanted by the same family since 1977 and it is now sold with vacant possession. Historically, the house was the farmhouse for all the surrounding land. Internally, there are spacious dining and sitting rooms, a kitchen and a downstairs bathroom. On the first floor are three bedrooms (one walk-through). Adjoining the house is a utility room. As well as ample off road parking, there are a number of outbuildings including cart sheds, workshops, stores and a container. The mature grounds extend to approximately 1.25 acres.



The Accommodation

The House

Ground Floor

A door to the side of the house opens to a

Porch

North-west, north-east and south-east facing windows. Polycarbonate roof. A door opens to the

Dining Room 16'5 x 13'7 (5.00m x 4.14m)

Dual aspects to the south-west and north-east. Brick chimney breast with Rayburn stove flanked on one side by an airing cupboard with hot water cylinder with immersion heater and slatted shelving. Night storage heater. Door to the hallway, stairs to the first floor landing and open doorway to the



Kitchen 10'6 x 9'2 (3.20m x 2.80m)

High and low level wall units. Electric oven. Towel radiator. Stainless steel sink with drainer and taps above. North-east facing window.



Hallway

Doors to the sitting room, bathroom and glazed door to the front of the property. Night storage heater.

Sitting Room 16' x 13'4 (4.88m x 4.06m)

North-west facing sash window to the front of the property and south-east facing French doors with a window on one side to the rear garden. Fireplace with alcoves on either side. Night storage heater.



Bathroom

Comprising bath, WC and hand wash basin. North-west facing sash window. A door in the dining room opens to stairs that rise to the

First Floor

Landing

Leading to the bedrooms.

Bedroom One 12' x 10'4 (3.66m x 3.15m)

A double bedroom with north-west facing sash window to the front of the property. Exposed timbers. Door to the attic space.



Bedroom Two 14' x 8'3 (4.27m x 2.51m)

A walk through bedroom with south-east facing window to the rear of the property. Exposed timbers. Open wardrobe with hanging rail. Night storage heater.

Bedroom Three 14' x 12'2 (4.27m x 3.71m)

A double bedroom with north-west facing sash window overlooking the front garden. Alcoves with fitted dressing tables. Exposed timbers.



Adjoining the rear of the house is a utility building with water and power connected. This measures 7'8 x 4'9.

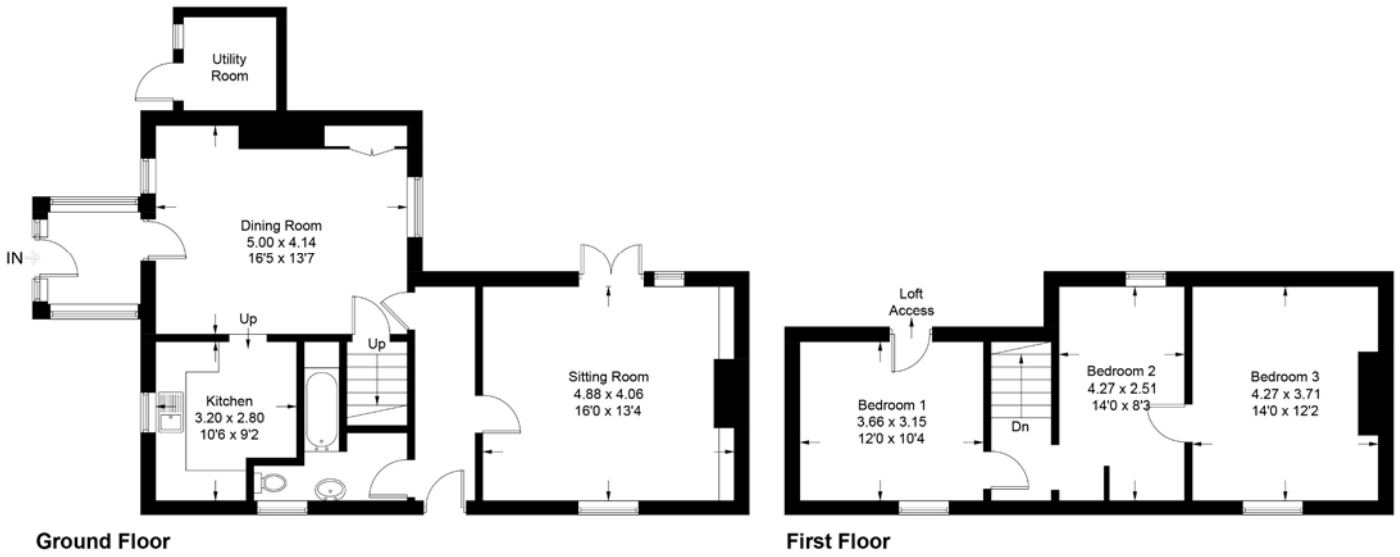
Outside

The property is approached from the Newbourne Road via a track upon which there is a right of way. This leads past a garage to the drive serving the property itself. The house stands centrally within the grounds that in total, extend to approximately 1.25 acres. There are a number of buildings that include a double cart shed measuring 18' x 17', a workshop of 18' x 9' and adjacent basic store measuring approximately 17' x 12'. In addition is a further store of 19' 7 x 9'10 and container with power, measuring 39' x 7'8. the grounds are laid to grass but contain a significant amount of mature trees and shrubs.

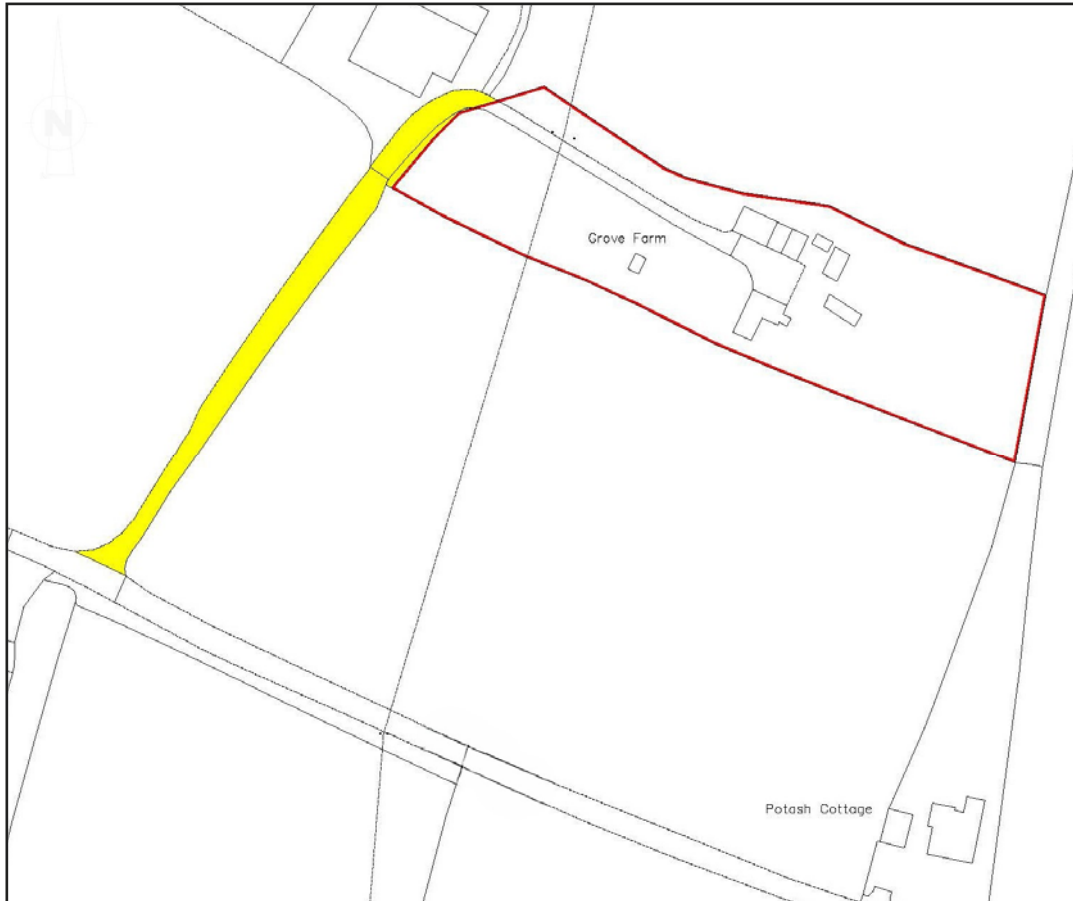


Grove Farm, Bucklesham

Approximate Gross Internal Area = 112.6 sq m / 1212 sq ft
Utility Room = 3.4 sq m / 36 sq ft
Total = 116 sq m / 1248 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson





Viewing Strictly by appointment with the agent.

Services Mains electricity with night storage heaters. There is a private water supply from a well/bore hole (the vendors nor agents are aware of whether there is any form of filtration system in place or whether the water has been checked for quality. A buyer may wish to install a new bore hole and/or filtration plant). The vendors nor agents have seen sight of the private sewage system. Whilst there is no reason to believe this does not work in a satisfactory manner and comply with modern regulations (the property is in an area of sandy soil so the drainage is likely to be into a drainage field), a buyer would be wise to budget to install a new sewage treatment plant.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC = Rating G (copy available from the agents)

Council Tax Band E; £2,551.18 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

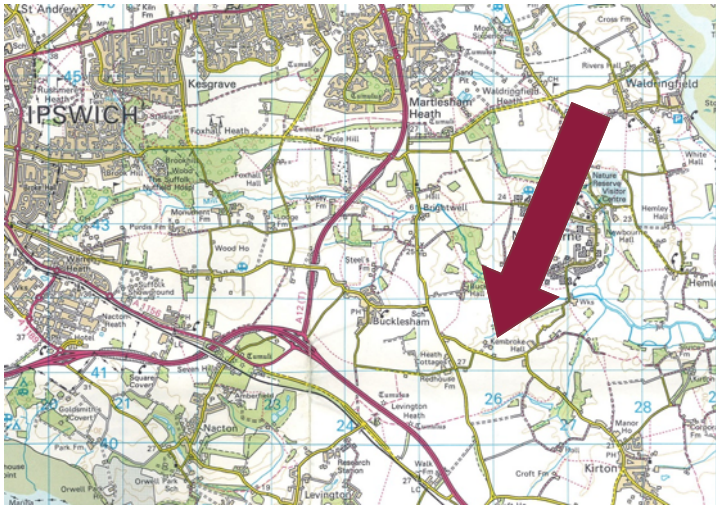
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.

4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.

5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.

June 2024



Directions

Heading south on the A12 through Martlesham, at the roundabout turn left where signposted to Waldringfield and then take the first right signposted to Brightwell and Bucklesham. Proceed through Brightwell itself passing Bucklesham Hall on the left and Bucklesham Primary School on the right. Just after the Plymouth Brethren Christian Church turn left where signposted to Newbourne and Kirton. Continue on this road turning left onto the track where there is a sign for Nick Doncaster Cars. Proceed along the track where the drive to Grove Farm will be found on the right hand side.

What3Words location: ///marathons.teach.uptown



Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.