

A rare opportunity to acquire a pair of Victorian cottages, that now require updating, together with outbuildings and grounds of over 9½ acres, in a delightful, semi-rural location on the edge of Saxmundham.

Guide Price
£725,000 Freehold
Ref: P7584/J

1 & 2 Bank Cottages
North Entrance
Saxmundham
Suffolk
IP17 1AP



1 Bank Cottages - sitting room, kitchen, garden room and conservatory. Three bedrooms and bathroom.

2 Bank Cottages - entrance hall, sitting room, kitchen, conservatory and bathroom. Three bedrooms.

Range of stables and outbuildings.

Gardens and grounds extending to approximately 9.51 acres (3.85 hectares) in all.

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

Location

The property forms part of North Entrance, which is a short distance to the north of the centre of Saxmundham. The town benefits from Waitrose and Tesco supermarkets, a high street with cafes, independent retailers and further day-to-day shopping facilities. Also close by is the railway station, which has a regular train service to London's Liverpool Street Station via Ipswich, and Norwich via Lowestoft. To the east lies the Suffolk Heritage Coast with the popular centres including Aldeburgh, Thorpeness, Walberswick, Southwold and Orford. The renowned Snape Maltings Concert Hall, home of the Aldeburgh Festival, is about 3 miles to the south and the county town of Ipswich lies under 22 miles to the south-west.

Description

1 & 2 Bank Cottages is a rare and exciting opportunity to acquire a pair of Victorian cottages, that now require updating, with outbuildings and grounds of approximately 9.51 acres (3.85 hectares), in a delightful, semi-rural location within walking distance of the centre of Saxmundham. Originally a pair of farmworkers cottages that we understand formed part of a local estate, the properties were acquired by the current vendors at auction in 2007. At the time family members were residing in Number 1 Bank Cottages, under the terms of a protected tenancy arrangement and who remained in situ, whilst Number 2 Bank Cottages was let out to generate rental income.

The property is likely to appeal to a wide range of purchasers; those who will reside in one of the cottages and generate letting income from the adjoining cottage (particularly with the ongoing activity at nearby Sizewell), whilst utilising the land for equine or small holding purposes. Alternatively, the cottages could be reconfigured and extended to create one family home, subject to the necessary consents.

Outside there is a good range of outbuildings, although a number are of a condition that would warrant replacement. There is also the original Victorian stable building, together with some more modern stables and stores. Gardens surround the two cottages, and beyond these, to the north, is the land which is regular in shape and rises up alongside the adjacent railway line providing delightful views back to the south across the roof scape of Saxmundham.

Prospective purchasers should note that the initial access road is owned by a third party, over which the property enjoys a right of way - although that right of way is only for two dwellings. We understand that the right of way is subject to a payment of 75% towards the maintenance and upkeep of the driveway and the entirety of the bridge is the responsibility of 1 & 2 Bank Cottages. There is a fenced-off public footpath along the south-eastern boundary, which is marked indicatively on the plan included within these particulars.



1 Bank Cottages



2 Bank Cottages

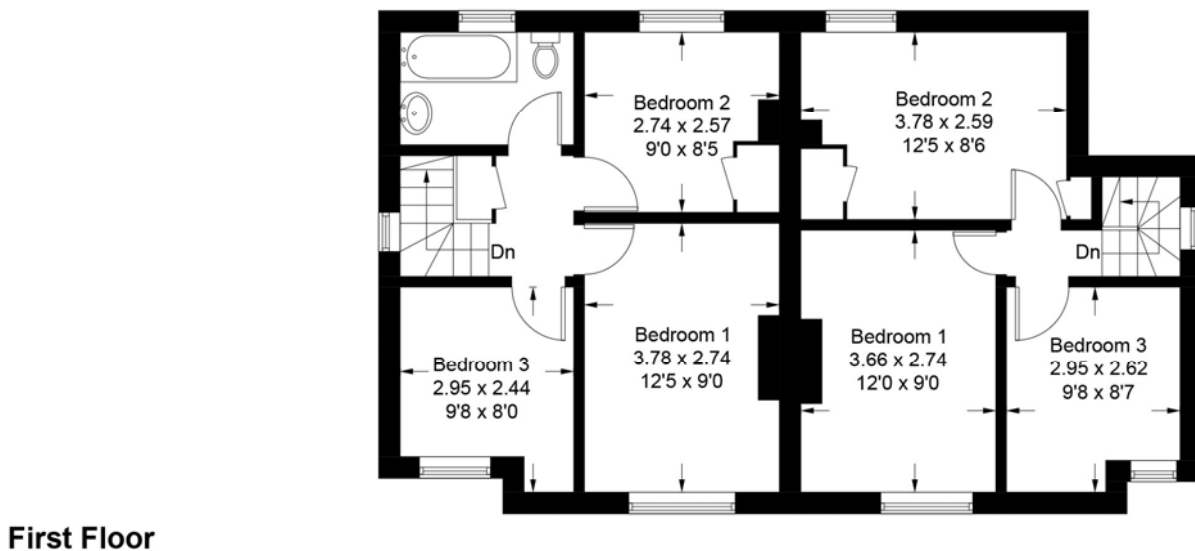
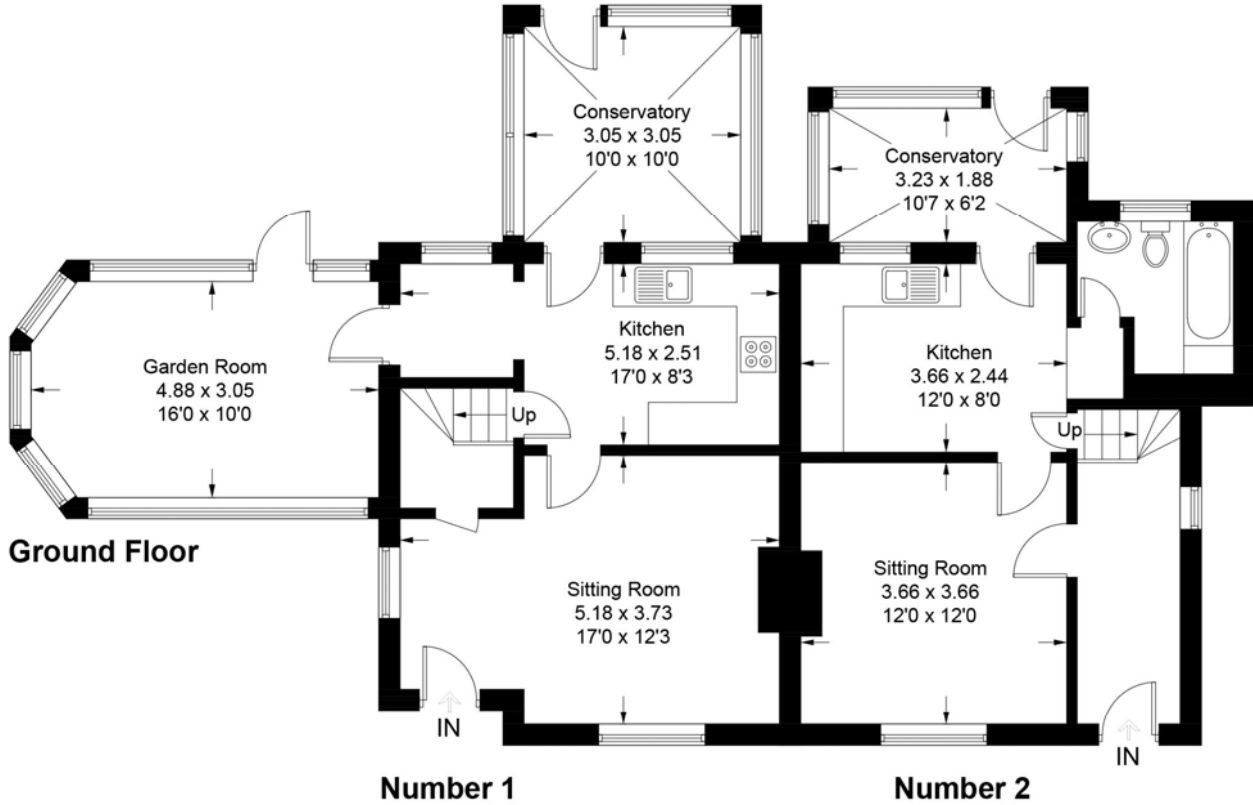


1 & 2 Bank Cottages, Saxmundham

Approximate Gross Internal Area Ground Floor = 104.8 sq m / 1128 sq ft

Approximate Gross Internal Area First Floor = 64.9 sq m / 698 sq ft

Total = 169.7 sq m / 1826 sq ft













Site Location - Indicative Only





Viewing Strictly by appointment with the agent.

Services Mains electricity - two separate supplies; mains water - one supply (not metered); shared private drainage system. Night storage heaters and immersion heater providing heating and hot water for 1 Bank Cottages; oil fired boiler serving the central heating and hot water systems for 2 Bank Cottages.

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 Both properties = F (Copies of the full reports are available on request.)

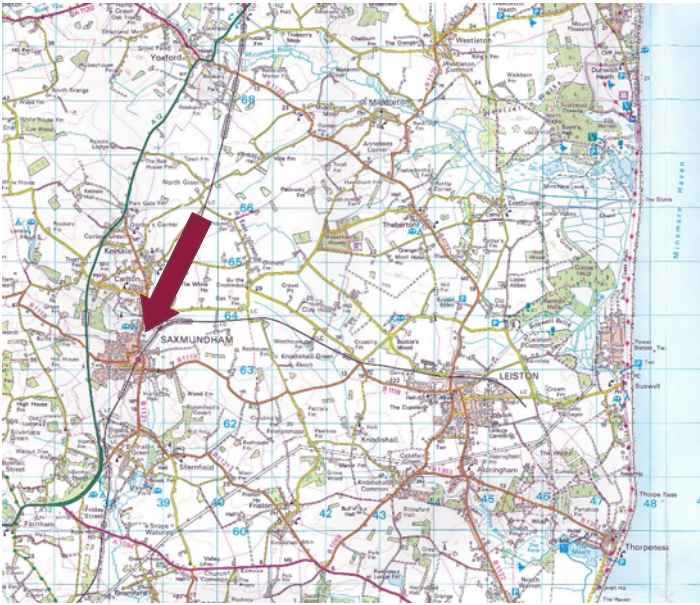
Council Tax Both properties are Band B; £1,785.97 payable per annum 2025/2026

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. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. We understand that there is a restrictive covenant in place stating that the land can only be used for farming or amenity purposes in conjunction with 1 & 2 Bank Cottages.
5. The property is being sold as one Lot, but comprises two separate Title numbers.

April 2025



Directions

Proceeding in a northerly direction along the High Street continue under the railway bridge towards Carlton and Kelsale. Just after the turning on the left into Harpers Lane and Fairfield Drive, turn right onto a private roadway, just before the medical centre.

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