

For Sale by Online Auction
A charming one bedroom end of terrace
Victorian cottage with views over a
neighbouring farmland in the popular
village of Alderton.

Offers in Excess Of
£100,000 Freehold
Ref: P7562/B

6 The Haven
The Street
Alderton
Woodbridge
Suffolk
IP12 3BW



Sitting/dining room, kitchen, ground floor bathroom and first floor double bedroom.

Enclosed garden to front.

UPVC double glazing.

On-street parking.

No onward chain.

For Sale By Timed Online Auction - 30th May 2025

Contact Us



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And The London Office
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London SW1A 1NS

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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 30th May 2025 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 on 27th June 2025. 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 Flagship Conveyancing, 31 King Street, Norwich, Norfolk NR1 1PD; Email: conveyancing@flagship-group.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Note

For those wishing to bid at auction, it is essential that each buyer "wet" signs a copy of the Flagship Declaration of Interest Form. Please contact the agent for further details.

Location

6 The Haven is situated in the pretty village of Alderton, within walking distance of the village shop/post office, doctors surgery and the sea. Within 3 miles of the property is the popular and unique Ramsholt Arms public house, from where there is sailing on the River Deben. To the south is Bawdsey Quay, which has a sailing centre, café, sandy beach and foot ferry to Felixstowe. Shingle beaches at East Lane and Shingle Street (SSSI) are also nearby.

The progressive Bawdsey Primary School is in close proximity. The town of Woodbridge is about 20 minutes by car. This popular town also offers excellent schooling in both the state and private sector, as well as pubs, restaurants, shops and businesses. From Woodbridge there are trains to Ipswich with connecting rail services to London's Liverpool Street station, taking just over the hour.

Description

6 The Haven forms part of a terrace of cottages dating from 1908. They are of brick construction under a tiled roof. The accommodation comprises sitting/dining room, kitchen, a ground floor bathroom and first floor bedroom. To the front of the property is a south facing garden. Whilst the cottage has UVPC double glazed windows and night storage heaters, it does require complete renovation and modernisation internally. There is a covered porch to front with front door to the sitting room with window to front, a night storage heater, a built in airing cupboard with pre-lagged water cylinder and shelving and an opening to a galley kitchen. This has two windows to rear, partially glazed door to rear access and rear store. A range of fitted base units and stainless steel single drainer sink unit with taps above and tiled splashbacks to roll top worksurfaces. Space for appliances and night storage heater. A door from the sitting room to the inner lobby where there is a further door to the ground floor bathroom with panel bath, basin, low-level WC, obscure window to front and part tiled walls. A further door from the sitting room leads to the stairwell with a Velux to rear and opens into a large double bedroom at the top with two windows to side, built-in eaves storage and exposed floorboards.

Outside

The property is approached from the highway via separate pathways to the front and rear.

The garden is mainly laid to lawn and partially walled with established flower borders.

The pathway to the front leads to the front garden where there is a private pathway to number 6 and 5.

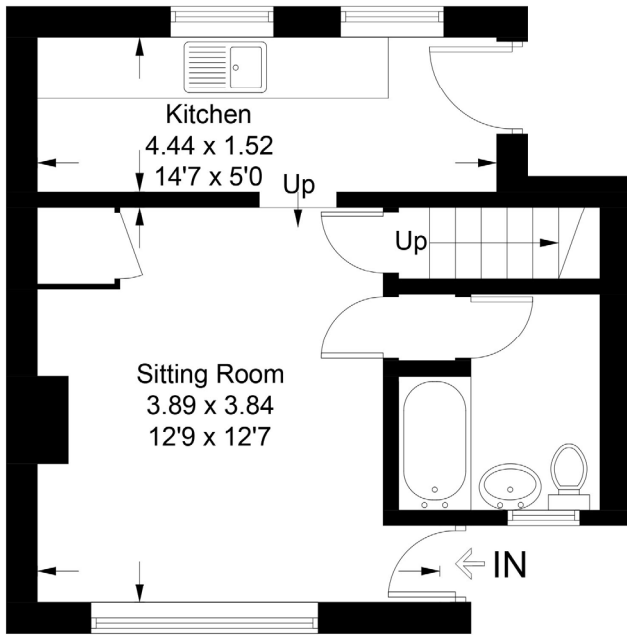




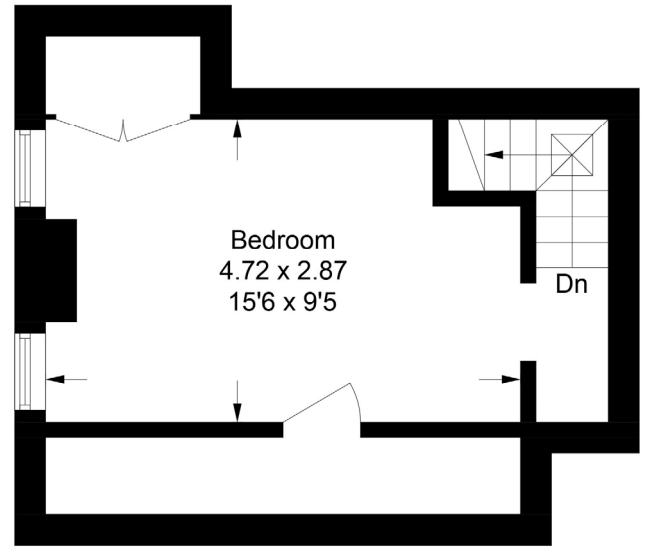


6 The Haven, Alderton

Approximate Gross Internal Area = 48.6 sq m / 523 sq ft



Ground Floor



First Floor

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 water, drainage, electricity and night storage heaters serve the property.

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 upon request).

Council Tax Band A; £1,455.27 payable per annum 2025/2026.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

NOTES

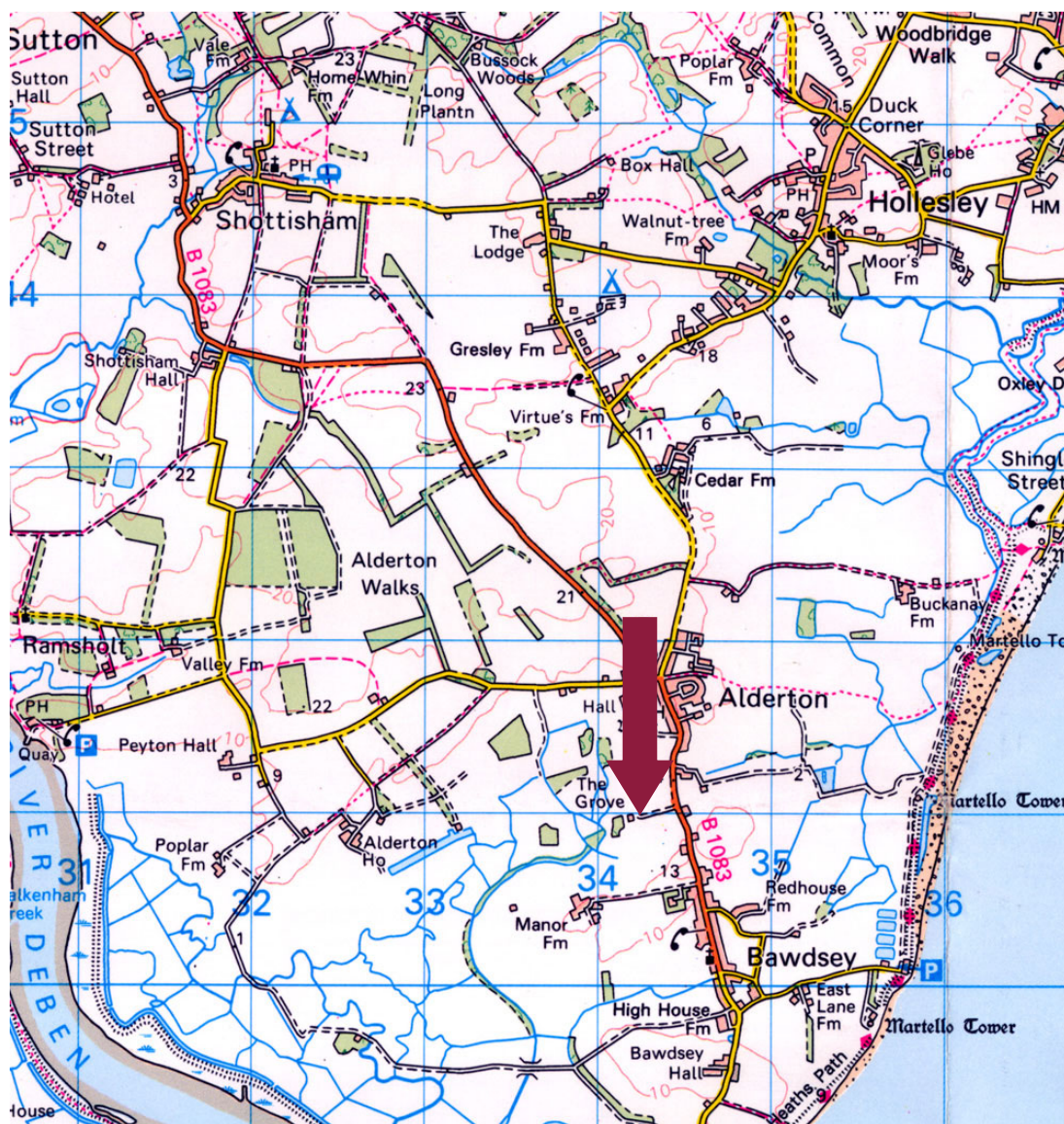
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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. Please note that in this instance Flagship have stated that the property will be sold by auction only.
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.

May 2025

Directions

From Framlingham, proceed south on the B1116. Join the A12 and proceed south towards Woodbridge. At the first roundabout turn left towards Melton on the A1152. Go straight over at the traffic lights and straight over the next roundabout. Follow the road until reaching a T-junction at Shottisham. Turn right and follow the road into Alderton. Proceed into the village passing the church on the right and the village shop on the left. Proceed past the public house where The Haven will be found a short way along on the right hand side, gable end onto the road. There are paths serving all the cottages to the front and rear. Please access the property from the rear door.

For those using the What3Words app: [///spoils.salad.carpeted](https://www.what3words.com/spoils.salad.carpeted)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.



Buyer Qualification

Buyer/s name/s:

Purchased property address:

Purchaser type: (Circle the correct response)

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other: (Please provide details below)

Funding: (Circle the correct response)

Mortgage

Bridging Loan

Cash/Cash from sale

Gift

Other: (Please provide details below)

I confirm that I can meet the 28 days deadline for completion as noted on the auction agreement.

Signed:



DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Address of Property:.....

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a "relative" includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

1	Name of person completing the form	
2	Date of Declaration	
3	Are you either: -	
a	An employee of Flagship Housing Limited?	Yes/No
b	A board member of Flagship Housing Limited?	Yes/No
c	A principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business?	Yes/No
d	An employee of the Local Authority or member of a Town and Parish Council or likeminded organisation working in partnership with Flagship Housing Limited?	Yes/No
e	Related to someone who falls into the category of a), b) c) or d) above?	Yes/No
f	A close personal friend of someone who falls into the category of a), b) or c) above?	Yes/No
4	If you have answered yes to Question 3 please provide the name(s) of the individuals concerned below.	
5	Buyers Status First Time Buyer / Investor / Owner-Occupier / Other (please state):	
6	Signed	