

For Sale by Online Auction
A three bedroom semi-detached
former local authority house, located
in the semi-rural village of
Dallinghoo, Nr Woodbridge.

Offers in Excess of
£125,000 Freehold
Ref: P7509/B

6 Church Road
Dallinghoo
Woodbridge
Suffolk
IP13 0JY



Entrance hall, sitting/dining room and kitchen.
Three first floor bedrooms and a family bathroom.
Garden to the front and generous garden to the rear.
Driveway providing off-road parking.
No onward chain.

For Sale By Timed Online Auction - 25th June 2025

Contact Us



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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 25th June 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 21st July 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.

Notes

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.

* Please note that the property is of 'Airey Construction' which is deemed to be non-standard and those purchasers needing finance are encourage to seek whether there lender will lend on this type of construction.

Location

6 Church Road is located in the centre of the village of Dallinghoo, which is home to St Mary's Church and a village hall that hosts a number of events and groups. The village is located within a mile of Wickham Market, which is ideally situated between Woodbridge, Framlingham and Suffolk's Heritage Coast. Wickham Market offers a range of businesses, shops including a Co-operative supermarket, restaurants, a health centre, library and primary school. The railway station at Campsea Ashe is just 5 miles from the property and provides a connecting service to London via Ipswich. Woodbridge is just over 4 miles from the property and is best known locally for its picturesque riverside setting with marina and associated boat services. It is also highly regarded for its good choice of schooling in both state and private sectors and offers a variety of shops, restaurants, theatre and recreational facilities.

Description

6 Church Road, Dallinghoo is a three bedroom semi-detached former local authority house now in need of renovation and refurbishment. *Built in 1945 of non-standard 'Airey Construction' the accommodation is well laid out. From the side entrance there is a good size entrance hall with a door off to the large sitting/dining room which has a two windows to the front and a door that leads to the kitchen. The kitchen has a range of fitted wall and base units with a stainless steel single drainer sink unit with taps over, tiled splash backs and roll top work surfaces with space for appliances. There is a window to the rear and a door to the garden. From the entrance hall stairs rise to the first floor landing with a window to the rear and doors off to bedroom one, a double bedroom with a window to the front. Bedroom two is a further double with a window to the front and a built-in Airing Cupboard with a pre-lagged water cylinder with slated shelves above. Bedroom three is a single room with a window to the rear and has a built-in cupboard over the stairs. There is a family bathroom which comprises a panelled bath with electric shower over with screen, pedestal hand-wash basin and low level WC, radiator and obscure window to the rear. The property benefits from UPVC double glazing and oil fired central heating throughout.

Outside

The property is approached via a driveway providing off-road parking with a garden to the side. There is a pathway leading to the side of the property to the front door gated access to the rear garden. The rear garden is a good size and is mainly laid to lawn, with an area of hard standing, large vegetable patch and rural views beyond. Within the garden there are three outbuildings, a large store with window and door to the side, a outside toilet with high level WC and a open store to the side.

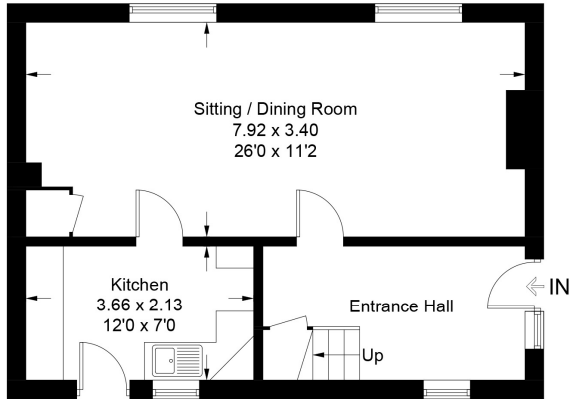




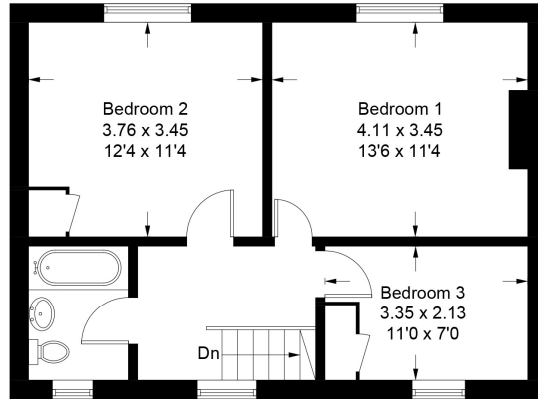


6 Church Road, Dallinghoo

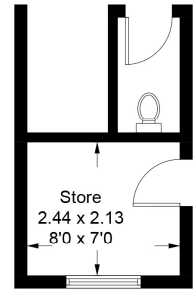
Approximate Gross Internal Area = 92.2 sq m / 992 sq ft
Outbuilding = 7.3 sq m / 78 sq ft
Total = 99.5 sq m / 1070 sq ft



Ground Floor

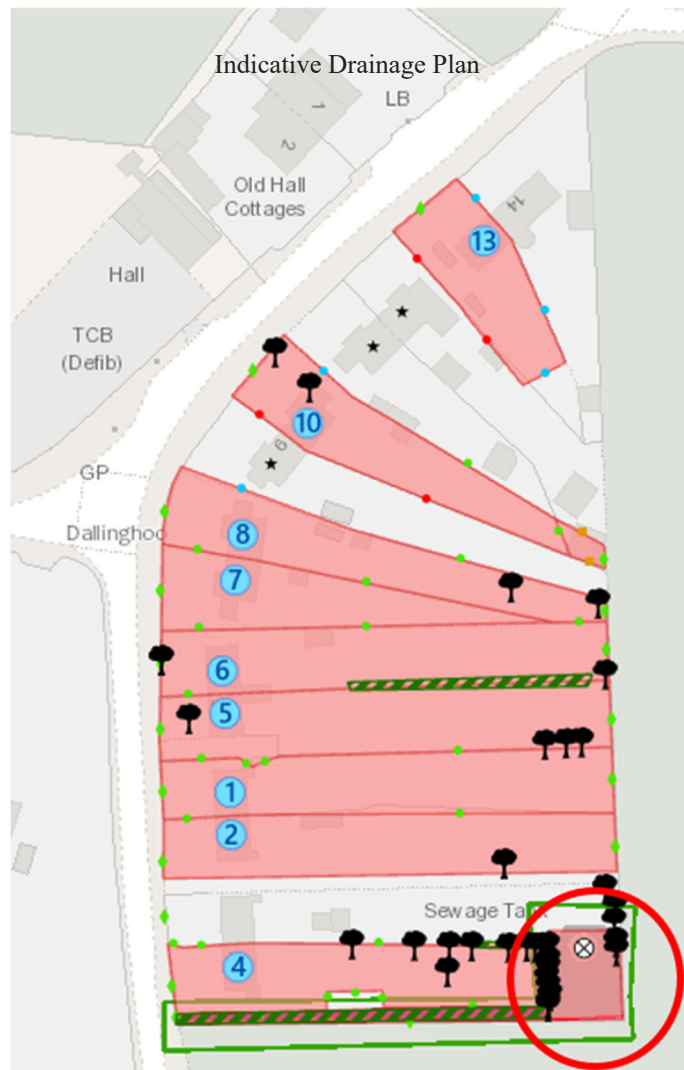


First Floor



(Not Shown In Actual Location / Orientation)

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 and electricity. Oil fired central heating. Private drainage to shared septic tank.

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>

Annual Maintenance Charge The property has an annual grounds maintenance fee of £301.00

EPC Rating = D (Copy available upon request)

Council Tax Band A; £1,420.74 payable per annum 2025/2026.

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

NOTES

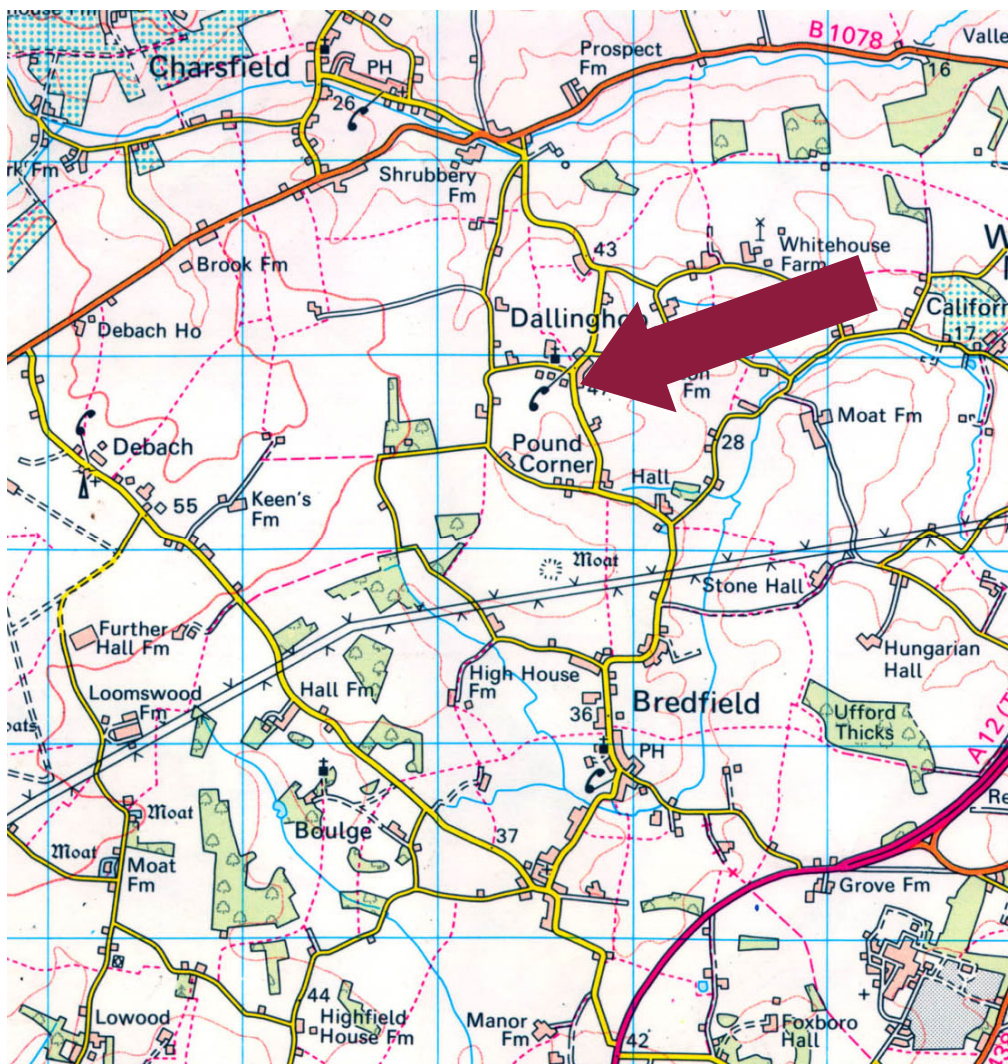
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.
6. Please note that the property is of 'Airey Construction' which is deemed to be non-standard and those purchasers needing finance are encourage to seek whether there lender will lend on this type of construction.
7. Private drainage system to shared septic tank (the vendor has informed the agents that the septic tank works in a satisfactory manner.
8. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.
9. The property has an annual fee of £301.00 for the septic tank.
10. Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.

May 2025

Directions

Heading north on the A12 from Woodbridge, take the left hand turning where signposted Bredfield and Debach. Proceed along this road, heading into the village of Bredfield, and after just over half a mile take the next turning on the right at the water pump. Continue along this road, leaving the village of Bredfield and entering the village of Dallinghoo. The property can be found on the right hand side, just before the village hall on your left.

For those using the What3Words app: [///chairs.pipe.skinning](#)



Need to sell or buy furniture?

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

DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Address of Property: 6 Church Road, Dallinghoo, Suffolk, IP13 0JY

This declaration is designed to prevent conflicts of interests between Bromford Flagship 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.

F

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 e) 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 :
6	Signed



Buyer Qualification

Buyer/s name/s:

Purchased property address: 6 Church Road, Dallinghoo, Suffolk, IP13 0JY

Purchaser type: (Circle the correct response)

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other:

Funding: (Circle the correct response)

Mortgage

Bridging Loan

Cash

Cash from sale

Gift

Other:

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

Signed: