

For Sale by Online Auction

A detached three bedroom house dating from the 1950s, situated in a pleasant rural location adjacent to the railway line within the Parish of Blaxhall.

Guide Price

£150,000 Freehold

Ref: P7682/C

Blaxhall Hall Crossing

Little Glemham

Suffolk

IP13 0BP



Hallway, dining room, sitting room, kitchen and pantry.

Three first floor bedrooms, bathroom and cloakroom.

Front and rear gardens.

In all, grounds extending to approximately 0.1 acres.

Occupied by a secure tenant.

For Sale by Online Auction - 20th November 2025

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 20th November 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 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 are Mills and Reeve LLP. Address; 1 St James Court, Norwich NR3 1RU. For the attention of: Joseph Notice; Tel: 01603 693275; Email: joseph.notice@mills-reeve.com. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The property is situated in a pleasant rural location within the Parish of Blaxhall adjacent to farmland and the railway line. The property is 0.7 miles from Little Glemham and the A12 with Wickham Market being 4 miles and Saxmundham being 6 miles. The Heritage Coast with destinations such as Aldeburgh is 10 miles, and the county town of Ipswich is 17 miles.

Description

Blaxhall Hall Crossing is an investment property and is occupied by a secure, statutory tenant under the Rent Act 1977 who currently pays a fair rent of £7,800 per annum. This is to be re-assessed in December 2025, and an application has been submitted

The dwellings which is of predominantly brick construction under a tiled roof is believed to date from the late 1950s and has UVPC double glazed windows and doors.

A front door provides access to a hallway where stairs rise to the first floor landing. A door leads to a dining room which has a window overlooking the rear garden. There is also a door to a dual aspect sitting room which has a fireplace. Off this is the kitchen which has wall units, a stainless sink and space and plumbing for a washing machine and tumble dryer. There is also a pantry.

The first landing has a window to the front of the property and doors to the bedrooms, bathroom and cloakroom. The cloakroom has a WC, and the bathroom, a bath and handwash basin. There are three bedrooms, two of which has views over the rear garden, railway line and fields beyond. The third bedroom has a view to the front of the property.

Outside

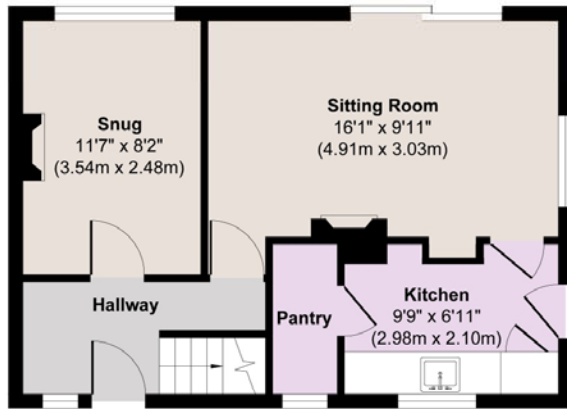
To the front of the house is a garden laid to grass and to the rear, a lawn enclosed by fencing. Here are a couple of basic outbuildings. In all, the grounds extend to approximately 0.1 acres.



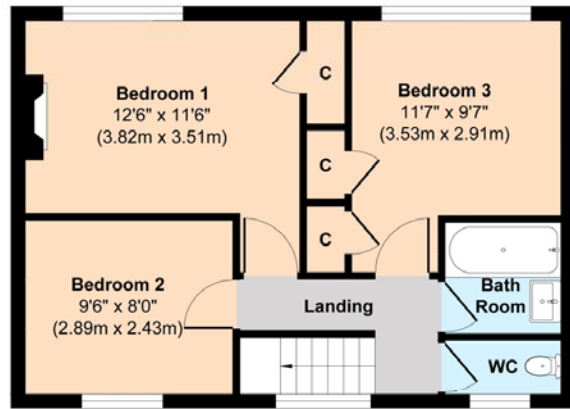




Blaxhall Crossing Cottage, IP13 0BP



Ground Floor
Approximate Floor Area
419 sq. ft
(38.94 sq. m)



First Floor
Approximate Floor Area
419 sq. ft
(38.94 sq. m)

Approx. Gross Internal Floor Area 838 sq. ft / 77.88 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing Strictly by appointment with the agent.

Services

Mains electricity.

Mains water via the neighbouring farm's supply with a sub-meter in place. The neighbouring farm charges for the water at the prevailing rate.

Modern sewage treatment plant that was installed in August 2023.

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 (Exemption in Place. Copy available from the agents upon request).

Council Tax Band B; £1,708.89 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

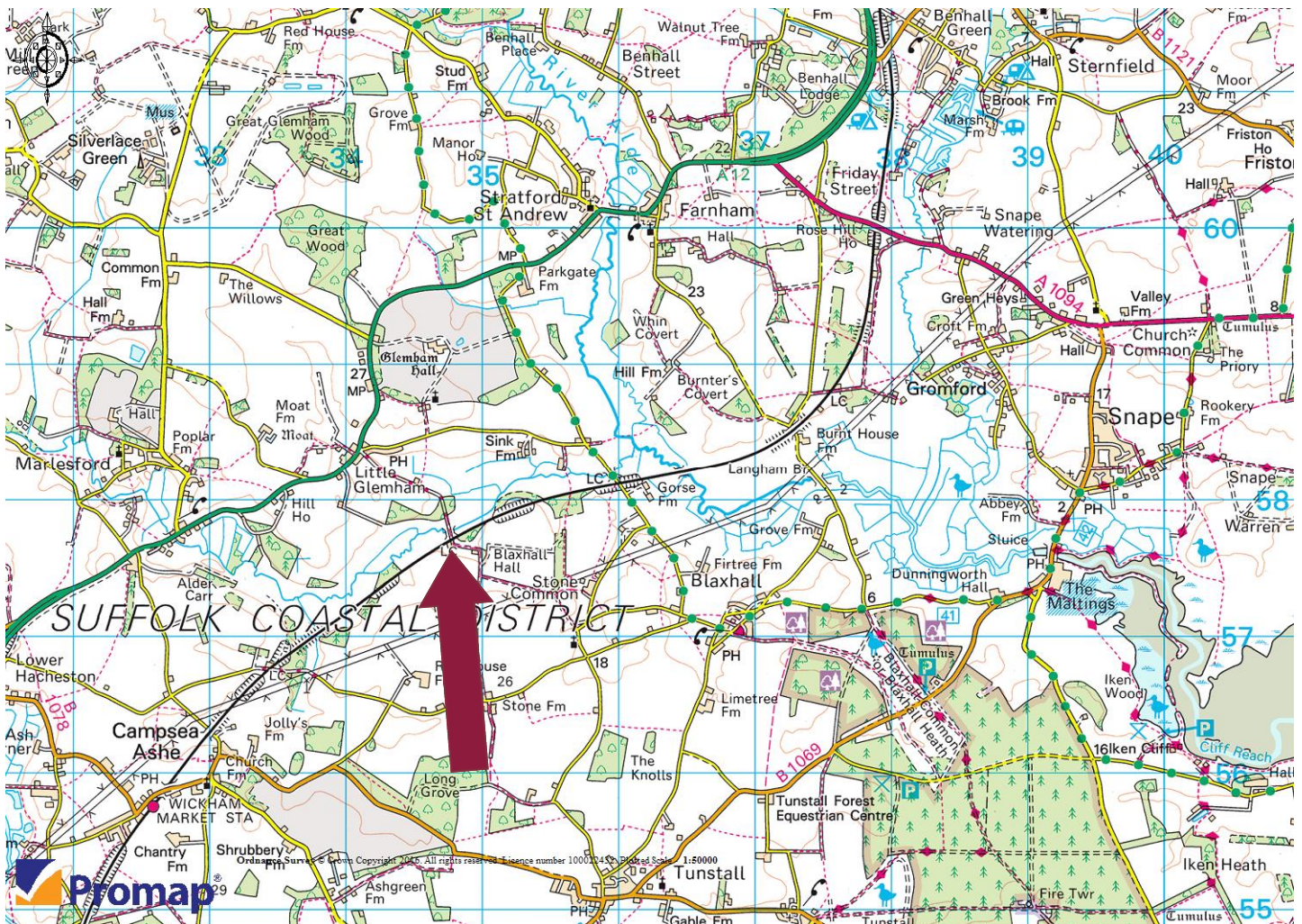
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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. 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.
5. 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.
6. 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.
7. We are informed that the house has previously suffered from some movement and there has been some surface water ingress historically.
8. Whilst a pleasant location, the house is situated next to a train line which is believed will become busier due to the forthcoming infrastructure projects. Interested parties will wish to undertake their own research.

October 2025

Directions

Heading north on the A12, upon entering Little Glemham, pass the pub on the right hand side and turn right. Immediately turn right again onto a small lane and continue on this over the railway line where the cottage will be found on the right hand side.

What3Words app: /// basis.liberated.stall



Need to sell or buy furniture?

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