

For Sale by Online Auction
A three bedroom semi-detached
cottage situated in a pleasant rural
location within the Parish of
Stratford-St-Andrew.

Guide Price
£160,000 Freehold
Ref: P7683/C

1 Chapel Cottages
Chapel Road
Stratford-St-Andrew
Suffolk
IP17 1LQ



Hallway, sitting room, kitchen/breakfast room, downstairs bathroom and cloakroom.

Three first floor bedrooms.

Front and rear gardens, off-road parking and garage.

In all, approximately 0.35 acres.

Occupied by a secure tenant.

For Sale by Online Auction - 20th November 2025

Contact Us



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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 village of Stratford-St-Andrew benefits from a Jet petrol station with a shop and an active community centre, the Riverside Centre, which hosts many classes and activities. There is also a children's play area within the village playing field. Being close to the A12, the property is well placed to gain access to most of the areas prominent centres, which include the coastal towns of Aldeburgh, Thorpeness, Walberswick and Southwold. The village of Snape, the home of the Aldeburgh Festival, is about 4 miles and the market town of Saxmundham lies about 3 miles to the north-east, which has a good range of shops including Waitrose and Tesco supermarkets, as well as a railway station with trains to Ipswich and onto London's Liverpool Street station. The historic town of Framlingham lies about 4 miles to the north-west with excellent schooling in both the state and private sector. Woodbridge lies about 8 miles to the south-west and the County town of Ipswich lies about 18 miles, also to the south-west.

Description

1 Chapel Cottages is sold as an investment property and is occupied by a secure, statutory tenant under the Rent (Agriculture) Act 1976 who currently pays a Fair rent of £7,800 per annum. The tenant occupies as a Sole Successor to the original tenancy.

The house is a semi-detached red brick dwelling under a tiled roof. It has UPVC double glazed windows throughout with some radiators being served by a back boiler.

A front door leads to a hallway where stairs rise to the first floor landing. The ground floor has a dual aspect sitting room with field views, a fireplace and radiator. Adjacent is a kitchen/dining room with a woodburning stove along with high and low-level wall units and a stainless steel sink. Off this is a rear hall with door to the exterior and a door to a pantry/utility that also has space and plumbing for a washing machine. Also on the ground floor is a bathroom with handwash basin and bath, and also a cloakroom with WC. On the first floor landing is an airing cupboard with a water cylinder which is served by a back boiler and an immersion heater. Doors lead to three bedrooms that can be used as doubles. All enjoy pleasant views.

Outside

The cottage has pretty gardens that extend to approximately 0.35 acres. They include a brick store and also a single attached garage with a parking space to the front.







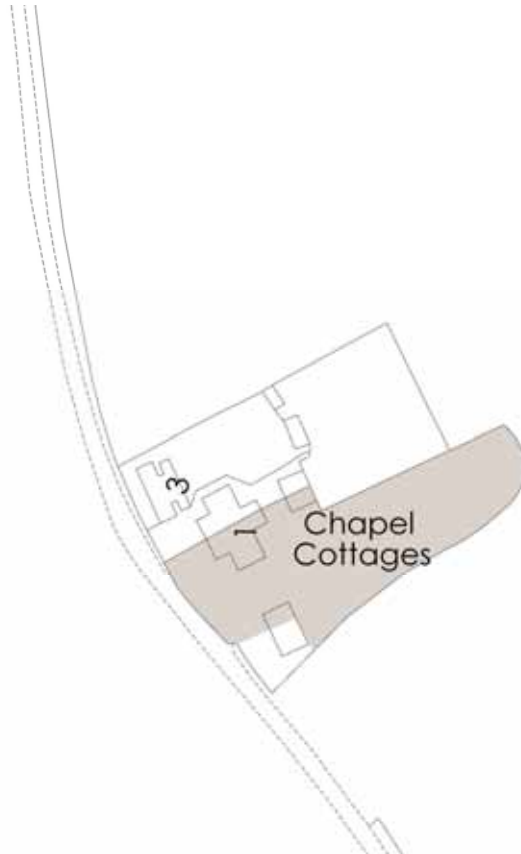


1 Chapel Cottages, IP17 1LQ



Approx. Gross Internal Floor Area 1011 sq. ft / 94.02 sq. m
 Approx. Gross Internal Outbuilding Area 196 sq. ft / 18.28 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale
 Illustration for identification purposes only, not to scale

0 20 40
metres



Viewing Strictly by appointment with the agent.

Services Water and electricity. Private drainage system shared with the neighbouring two cottages and located across the lane on the edge of the adjacent field.

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 = E. Copy available from the agents upon request.

Council Tax Band B; £1,703.72 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. The tenant has stated that the kitchen and bathroom units were fitted by them.

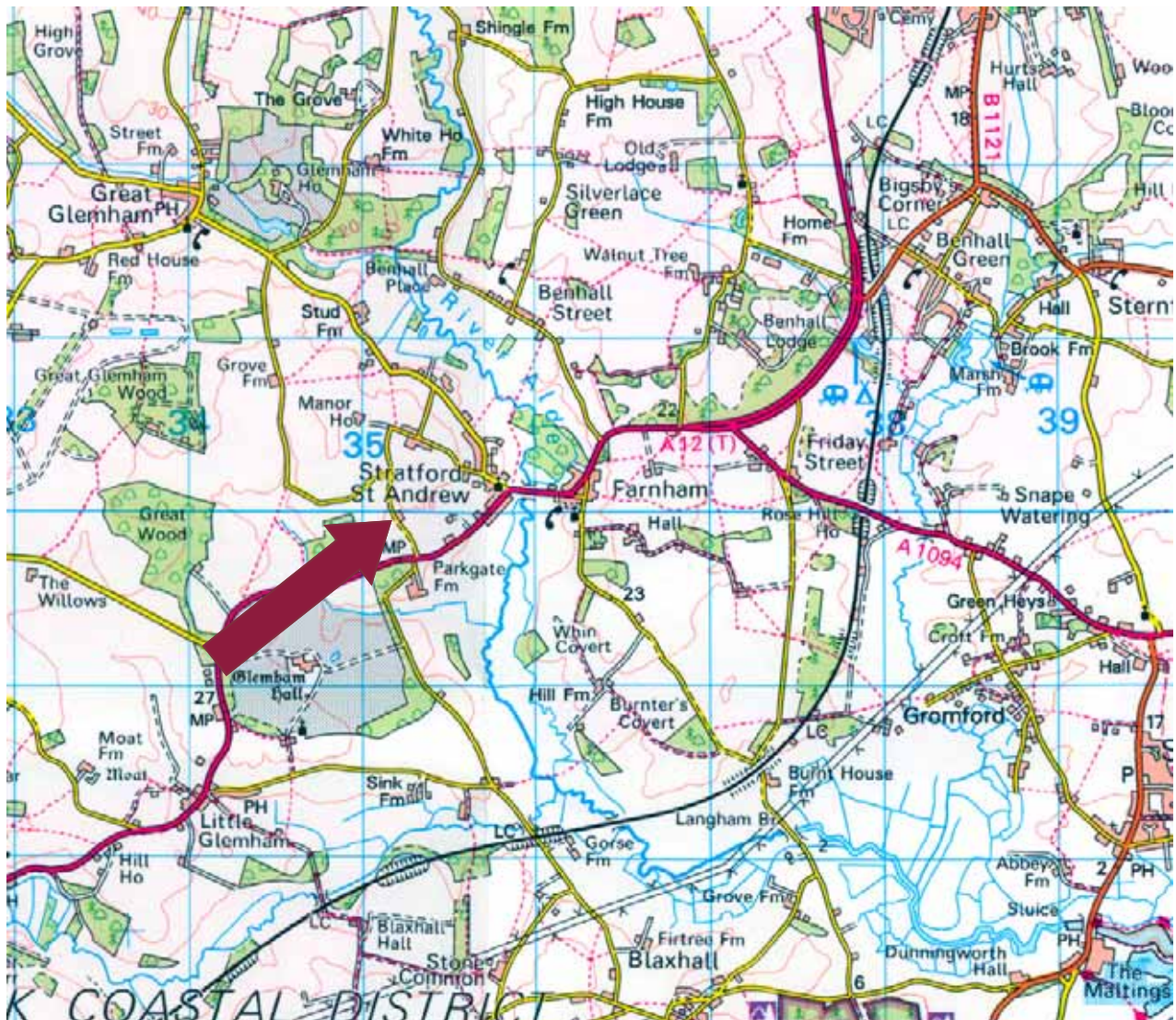
8. The property is located close to the A12 that is impeded by road changes due to Sizewell C.

October 2025

Directions

Heading north on the A12, pass through Little Glemham and then pass Glemham Hall on the right hand side. Just before the village of Stratford-St-Andrew, take the lane on the left, Chapel Road, where number 1 Chapel Cottages will be found on the right hand side. Please park to the front of the cottage on the verge.

For those using the What3Words app: [///titles.flaked.because](https://www.what3words.com/#!/titles.flaked.because)



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