

For Sale by Online Auction

A three bedroom, mid-terrace, former local authority house built in 1945 of non-standard construction, located in the popular village of Kelsale on the outskirts of the market town of Saxmundham.

Offers in Excess Of
£90,000 Freehold

Ref: P7769/B

26 Beaumont Cottages
Kelsale
Saxmundham
Suffolk
IP17 2NW



Entrance hall, sitting/dining room, kitchen, utility room and separate entrance hall.

Three bedrooms and bathroom.

Enclosed gardens to front and rear.

On-street parking.

No onward chain.

For Sale By Timed Online Auction - 21st January 2026

Contact Us



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Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **21st January 2026** 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 **18th February 2026**. 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 and Buyer Qualification Forms. Please contact the agent for further details.

Location

The property can be found within the village of Kelsale, just over a mile from the centre of the popular town of Saxmundham. Saxmundham offers excellent shopping facilities, including Waitrose and Tesco supermarkets, independent shops, a primary school, a medical centre and a railway station with connections through to Ipswich and London's Liverpool Street. The unspoilt beauty of the Heritage Coast lies within a few miles and boasts the popular centres of Aldeburgh, Thorpeness, Southwold and Walberswick. Snape, home of the Aldeburgh Festival, is within easy reach, as is the RSPB Minsmere Nature Reserve at Dunwich. The historic town of Framlingham lies about 9 miles to the west with excellent private schooling, and the county town of Ipswich lies about 22 miles to the south-west.

Description

26 Beaumont Cottages is a three bedroom, mid-terrace, former local authority house built in 1945 of non-standard construction. The accommodation is well laid out over two floors and comprises a front door leading to an entrance hall with stairs rising to the first floor landing and a door off to the sitting/dining room. This is a dual aspect room with windows to the front and rear. A door from here leads into the kitchen where there is a window to the rear and a door leading to the rear garden. The kitchen has a matching range of fitted wall and base units with a stainless steel drainer sink with tiled splashbacks to roll top worksurfaces. There is space for appliances and a door that leads to the utility room which has plumbing for a washing machine. From here there is a door which leads to the second entrance hall which has a door opening to the front garden.

Stairs rise to the first floor landing which provides access to the loft. Bedroom one is a generous double with windows to the front of the property. Bedroom two is a further double room with windows to the rear and a built-in cupboard housing the boiler and hot water cylinder. Bedroom three is a single room with a window to the front and benefits from a built-in wardrobe. The bathroom has obscured glazed windows to the rear and comprises a panel bath with tiled surround and shower attachment over, WC, extractor fan and handwash basin.

Outside

The property is approached from the highway via a pathway leading to the front door of number 26. The front garden is mainly laid to lawn and is enclosed by fencing. The rear garden is fully enclosed by fencing and is mainly laid to lawn with an area of patio. Here there is also a useful storage shed.

Note to Interested Parties

Please read and absorb the agents notes listed towards the end of these particulars.



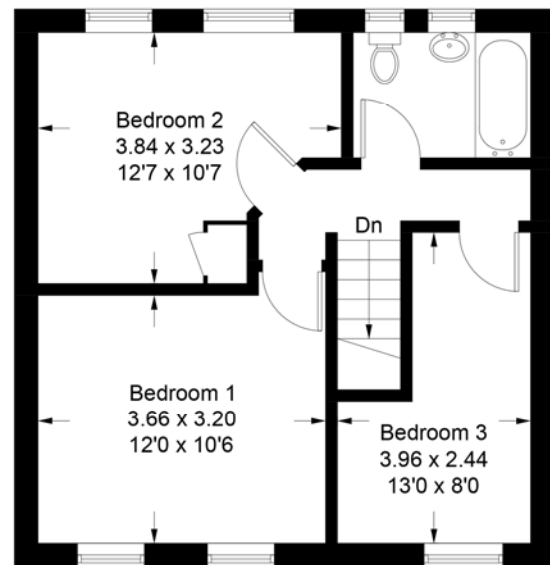
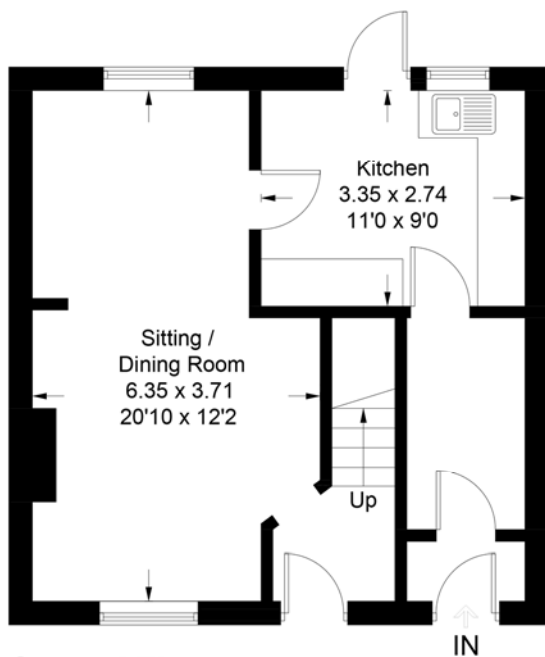






26 Beaumont Cottages, Kelsale

Approximate Gross Internal Area = 81.6 sq m / 878 sq ft



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, gas and electricity.

Annual Maintenance Charge The property has an annual grounds maintenance fee of £157.17

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 = C (Copy available from the agents upon request).

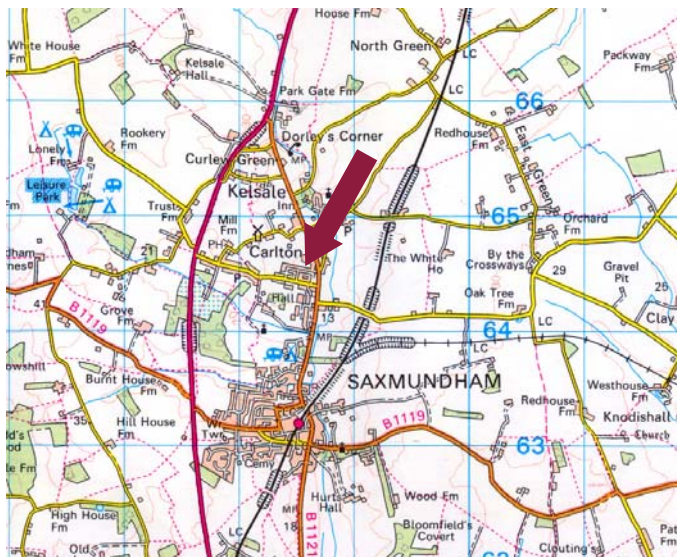
Council Tax Band A; £1,459.75 payable per annum 2025/2026.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk

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 - £1200 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. 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.
7. 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.

December 2025



Directions

Leave Framlingham on Saxmundham Road and continue through the villages of Sweffling and Rendham until you reach the junction with the A12. Join the A12 northbound and take the first right-hand turning, signposted Carlton. Continue down the hill. With the primary school on your right, take the left turning into Beaumont Cottages. At the T-junction, turn left and follow the road around the roundabout. The property will be found on the right-hand side.

For those using the What3Words app:
[///trucksload.lifted.pacifist](https://www.what3words.com/#!/trucksload.lifted.pacifist)



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

Property Address:

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.

Parties purchasing in joint or under company name must complete **separate DOI forms** for each individual involved in the purchase. This includes all named Directors of the company, for example: *John Doe (on behalf of Jane Doe Ltd)*.

1	Name of individual completing DOI		
2	Date of declaration		
3	Please answer the following questions by crossing out Yes/No as appropriate		
3a	Are you a current employee of Flagship Housing Limited?	Yes	No
3b	Are you a current board member of Flagship Housing Limited?	Yes	No
3c	Are you a principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business	Yes	No
3d	Are you an employee of the Local Authority or member of a Town or Parish Council or other likeminded organisation working in partnership with Flagship Housing Limited?	Yes	No
3e	Are you related to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
3f	Are you a close personal friend to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
4	If you have answered 'Yes' to any of Q3, please detail the name(s) of those concerned		



5	Signed	
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IF PURCHASING AS A COMPANY, PLEASE COMPLETE THE FOLLOWING DECLARATION IN ADDITION TO OVERLEAF

To satisfy our Regulator, please cross out Yes/No as appropriate to provide specific confirmation that your company **is not** any of the following:

Is the company a registered provider of social housing? (current or intended)	Yes	No
Is your company a non-registered organisation providing social housing?	Yes	No
Is your company a charity? (whether registered with the charity commission or not)	Yes	No
Please provide the name(s) of any additional Director(s) for your company		
Signed		



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: