

## For Sale by Online Auction

*A two bedroom end of terrace red brick bungalow positioned in a quiet cul-de-sac location in the popular village of Aldringham just a short drive from the Heritage Coast. In need of renovation and refurbishment.*



Offers in Excess of

£120,000

Freehold

Ref: P7770/B

Address

12 Mill Hill Estate  
Aldringham  
Suffolk  
IP16 4QB



Entrance hall, sitting room and kitchen.  
Two double bedrooms and bathroom.  
Enclosed gardens to front and rear.  
Off-road parking on a first come first served basis.

No forward chain.

For Sale By Timed Online Auction - 21st January 2026

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

And at The London Office  
40 St James' Place  
London SW1A 1NS

## 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 **19th 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 Form. Please contact the agent for further details.

## Location

The property is located in the popular village of Aldringham. Aldringham itself benefits from a popular dining public house, the Parrot & Punchbowl, and is in an ideal location from which to explore Suffolk's Heritage Coast with its many and varied attractions. It is approximately 4 miles to the north of the coastal town of Aldeburgh with its wide offering of shops, cafes, restaurants and its annual carnival. Also within the vicinity are historic castles at Framlingham and Orford, and the famous concert hall at Snape Maltings, which holds a wide variety of musical events throughout the year. The bird sanctuary at Minsmere is also within easy driving distance. Day to day shopping can be found in the town of Leiston, which is about 1 mile to the north of the property, and at Saxmundham, approximately 6 miles to the north-west, which offers Waitrose and Tesco supermarkets together with a railway station with regular services to Ipswich where connecting trains to London's Liverpool Street Station can be taken.

## Description

12 Mill Hill Estate, Aldringham is a pretty red brick two bedroom end of terrace bungalow, built circa 1950 with red brick elevations under a pitch tiled roof. This is a former local authority property which is now in need of renovation and refurbishment throughout. The property is located in a quiet cul-de-sac position in the popular village of Aldringham, a short drive from the Heritage Coast at Thorpeness and Aldeburgh. The accommodation is well laid out and comprises entrance hall, sitting room, kitchen, two double bedrooms and a bathroom. The property benefits from UPVC double glazing throughout with electric night storage heaters.

## Outside

The property is approached from the highway via a gated front garden with a pathway leading to the covered porchway at the front. The front garden is mainly laid to lawn with established shrub and flower borders and is enclosed by panel fencing. From a door in the kitchen area is a rear lobby with a brick built store and further door to the garden. To the side of the property there is gated access that leads to the rear garden. The generous rear garden is mainly laid to lawn with established shrub and tree borders and is enclosed by chain link fencing, and abutting fields to the rear. There is a greenhouse and a tin shed along with a brick built outbuilding which has power and light and provides a useful store.

## Note to Interested Parties

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

## 12 Mill Hill Estate, Aldringham

Approximate Gross Internal Area = 56.8 sq m / 611 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, and electricity.

**Annual Maintenance Charge** The property has an annual grounds maintenance fee of £110.20

**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).

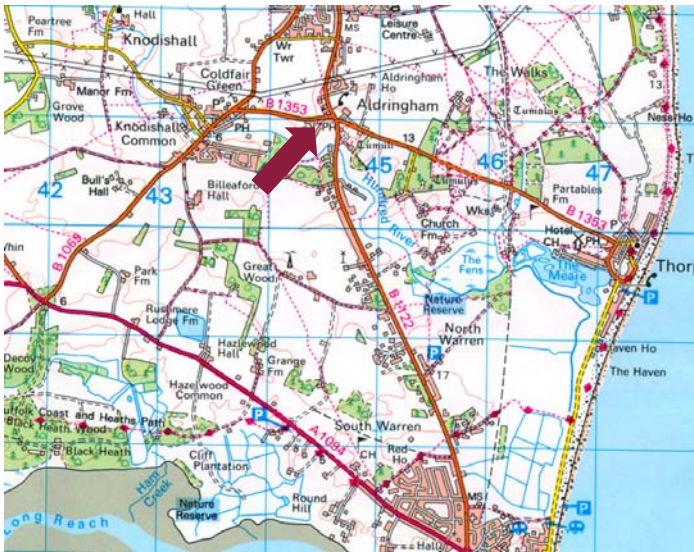
**Council Tax** Band A; £1,428.67 payable per annum 2025/2026

**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. 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.





## Directions

From the Agent's office head out of Framlingham on the B1119 Saxmundham Road, passing through the villages of Sweffling and Rendham. At the A12 turn right and head Southbound. At Friday Street take the left hand turn signposted Snape and Aldeburgh B1069. Continue through the villages of Farnham and Snape and at Black Heath corner turn left signposted Knodishall. Continue through the village turning right onto Aldringham Lane. Once in the village turn right in to Mill Hill and bear right where the turning for Mill Hill Estate is on the right .

For those using the What3Words app:  
///hiring.recovery.turned



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: