Chartered Surveyors / Estate Agents

Clarke & Simpson









8 Nightingale Piece, Orford, Suffolk, IP12 2NP

For Sale by Online Auction

A three bedroom, semi-detached former local authority house, situated in a quiet cul-de-sac position in the popular and sought-after Heritage Coastal village of Orford.

Offers In Excess Of £150,000 Freehold

P7868/B

Summary

Entrance hall, Sitting room, kitchen/breakfast room, ground floor bathroom with separate WC.
Covered store and three first floor bedrooms.
Enclosed gardens to front and rear.
On-street parking.
No onward chain.

For Sale By Timed Online Auction – 16th December 2026

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **16th December 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 **20th January 2027**. 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 provides a "wet" signature on the Flagship Combined Declaration of Interest and Buyer Qualification Form. Please contact the agent for further details.

Interested parties who require mortgage funding should check with the lender that the property meets their lending criteria.

Location

The property is located within walking distance of all that Orford has to offer. Orford is considered to be one of East Suffolk's most desirable villages, with shops, cafes, pubs and restaurants. It boasts the Pump Street Bakery, which was a finalist in the BBC Food and Farming Awards, and Butley Orford Oysterage, which is run by the Pinney family. There are various pubs including The King's Head, the Jolly Sailor and The Crown & Castle.



The village also has a distinct twelfth century castle where one can visit the keep and climb to the top of the tower for beautiful views of the estuary, spit and out to sea. There is sailing on the Ore River and dining cruises on the Lady Florence. The quay is popular for the Riverside Tea Room, crabbing and walking on the river wall. It is also home to Orford Sailing Club. Within easy driving distance are Snape, Aldeburgh, Woodbridge and Wickham Market. Trains to London's Liverpool Street connect at Ipswich, Woodbridge, Melton and Wickham Market.

Description

8 Nightingale Piece is a three bedroom, semi-detached former local authority house built circa 1938 with brick elevations under a mostly pitch tiled roof with a flat roof side extension.

The property offers well laid out accommodation over two floors. Entering from the front door into the entrance hall where there is a floor mounted storage heater and a door through to the sitting room with windows to front, a tiled fireplace with wooden mantel and surround over, floor mounted electric storage heater and door through to the kitchen/breakfast room. This has windows to rear, a range of fitted wall and base units with a four ring electric hob with electric oven under, single drainer stainless steel sink, tiled splashback to roll top worksurfaces and further tiled fireplace with open hearth.

There is a walk-in pantry with shelving and obscured window to side. There is a door from the kitchen leading to the rear hall and store which has space and plumbing for a washing machine, and an opening to a further storeroom with obscured window to side. From the rear hall is a door to the garden. From the entrance hall there are doors to the ground floor bathroom with bath, wall hung basin, obscured window to side, separate WC with obscured window to side and low-level WC.

Stairs rise to the first floor landing with window to side and doors off to the bedrooms. Bedroom one has two windows to front where a clear view of the Orford Castle can be enjoyed, a built-in cupboard with shelving, floor mounted night storage heater and evidence of original fireplace which has been boarded. Bedroom two is a further double room with access to loft and window to rear, evidence of a feature fireplace that has been boarded and door to airing cupboard with pre-lagged water cylinder and slatted shelving, and floor mounted night storage heater. Bedroom three is a single room with window to rear.

Outside

The property is approached from the highway via a pathway that leads to the front door and then circumnavigates the property. The front garden is mainly laid to lawn and enclosed by hedging. To the rear of the property there is a generous garden which is mainly laid to lawn with established shrub and hedge borders, enclosed partly by fencing and hedging. There is paved hardstanding to the rear of the outbuildings.





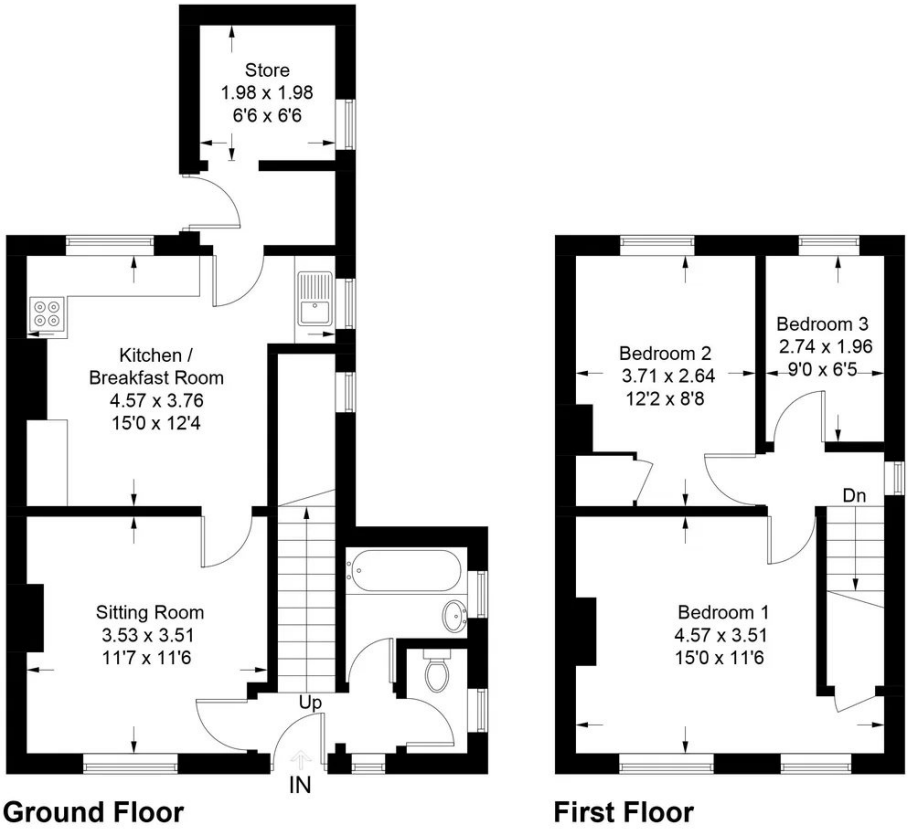






8 Nightingale Place, Orford

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Directions
On entering the village of Orford, proceed towards to the centre of the village where Ferry Road can be found as the third turning on your left. Turn into Ferry Road and immediately left again into Nightingale Piece.

Follow the road down to the end of the cul-de-sac where number 8 can be found on the right had side identified by a Clarke and Simpson 'For Sale' board.

For those using the What3Words app: ///acoustics.offer.earlobes

Viewing Strictly by appointment with the agent.

Services Mains electricity, water, gas and drainage. Electric storage heaters.

Annual Maintenance Charge The property is subject to a annual ground maintenance charge of £35.25.

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

Council Tax Band B : £1,795.24 payable per annum 2026/2027

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.
8. There is a structural report available for interested parties. Please speak to the agent for details.
9. The electricity supply will be disconnected by Flagship between the electricity meter and the consumer unit and will therefore not be reinstated between viewings or for the purposes of surveys. Please ensure that the lender and/or surveyor is made aware.
10. The purchaser will need to arrange for a qualified electrician to reconnect the electricity supply. The seller has provided an EICR certificate in this respect, which is included within the legal pack.

November 2026



Clarke & Simpson

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

Clarke & Simpson

Flagship

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).*

Please answer the following questions by **circling** Yes/No as appropriate			
1	Are you a current tenant of Flagship Housing Limited?	Yes	No
1a	Are you a current employee of Flagship Housing Limited?	Yes	No
1b	Are you a current board member of Flagship Housing Limited?	Yes	No
1c	Are you a principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business?	Yes	No
1d	Are you an employee of the Local Authority or member of a Town or Parish Council or other like-minded organisation working in partnership with Flagship Housing Limited?	Yes	No
1e	Are you related to someone who falls into the category of 1, 1a, 1b, 1c, or 1d above?	Yes	No
1f	Are you a close personal friend to someone who falls into the category of 1, 1a, 1b, 1c, or 1d above?	Yes	No
2	If you have circled 'Yes' to any of Q1, please provide the details here.		
3	Signed		
4	Print Name		
5	Date of Declaration		

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:

Please be aware that any changes to company name after initial issue of the Memorandum of Sale will require the purchaser to pay a £220+VAT admin fee.

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	
Print Name	

FLAGSHIP BUYER QUALIFICATION FORM

Property Address:

Purchaser type: (Please tick against the correct response)	
First Time Buyer	
Investor (Buy to Let)	
Investor (Other)	
Owner/Occupier	
Other (please specify)	

Funding method: (Please tick against the correct response)	
Standard Mortgage	
Cash	
Bridging Loan	
Cash from Sale	
Gifted Funds	
Other (please specify – i.e. combination of funding)	

Completion Declaration	
I confirm that I can meet the 28-day deadline for completion as noted on the auction agreement.	
Signed	
Print Name	
Date	