

*For Sale By Online Auction*  
*A former Baptist chapel within a plot of 0.18 acres, located in the desirable rural Suffolk village of Sudbourne.*

**Guide Price**  
**£185,000 Freehold**  
Ref: B267(C)

Sudbourne Baptist  
Chapel  
School Road  
Sudbourne  
Suffolk  
IP12 2BE



Baptist chapel extending to 205sq.m (2199sq.ft) of brick construction, having been extended in the 1980's.

Potential for alternative uses, subject to planning permission.

Grounds of approximately 0.18 acres

**For Sale By Timed Online Auction - 5th November 2025**

Contact Us



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## Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on 5th 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 vendor's solicitor has prepared an Auction Legal Pack. This is 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 solicitors are Wellers Law Group; 65 Leadenhall Street, London EC3A 2AD. For the attention of Isabella Pavitt, email: [isabella.pavitt@wellerslawgroup.com](mailto:isabella.pavitt@wellerslawgroup.com). We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## Location

The property is situated within the village of Sudbourne, a popular rural village within the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty. The village has a thriving community, with a beautiful 14th century church and superb, scenic walks. Neighbouring Orford (2 miles) is an especially delightful village set on the River Ore. It is home to the award winning Pump Street Bakery, a superb village store with postal services, two public houses and the Butley Orford Oysterage. The village is a popular centre for watersports and home to Orford Sailing Club, there are also tennis and badminton facilities.

Within the stunning Suffolk Heritage Coast are an array of other attractive towns and villages. Snape (3.5 miles) is home to the internationally renowned concert hall at Snape Maltings. Aldeburgh (9 miles) famed for its close association with the composer Benjamin Britten offers a selection of independent shops, galleries and highly recommended restaurants.

Ipswich is about 23 miles to the south-west and here, there are direct trains to London's Liverpool Street Station scheduled to take just over an hour.

## Description

A former Baptist chapel believed to date back to 1863 with later extensions added in the 1980's. The accommodation includes a main chapel with first floor gallery, entrance hallway, two meeting rooms, store room/office, kitchen and three wc's. The rooms are bright and spacious with high levels of natural light from numerous large windows throughout the property.

**In all the accommodation extends to 205sq.m (2119sq.ft).**

## Outside

The property is set back from School Road tucked behind iron railings. Pedestrian and vehicular access are provided from the adopted highway, with a wide opening providing vehicle access to the large car park. This car park adjoins the side of the property and comprises a significant proportion of the plot. **In all 0.18 acres (0.07ha).**

## Planning

We believe the planning use class to be: F1 (Learning and Non-residential Institutions). The property may have potential for alternative uses such as commercial (Class E) or residential, subject to planning permission. However, interested parties are advised to conduct their own investigations with the relevant planning authority.









# Floorplan

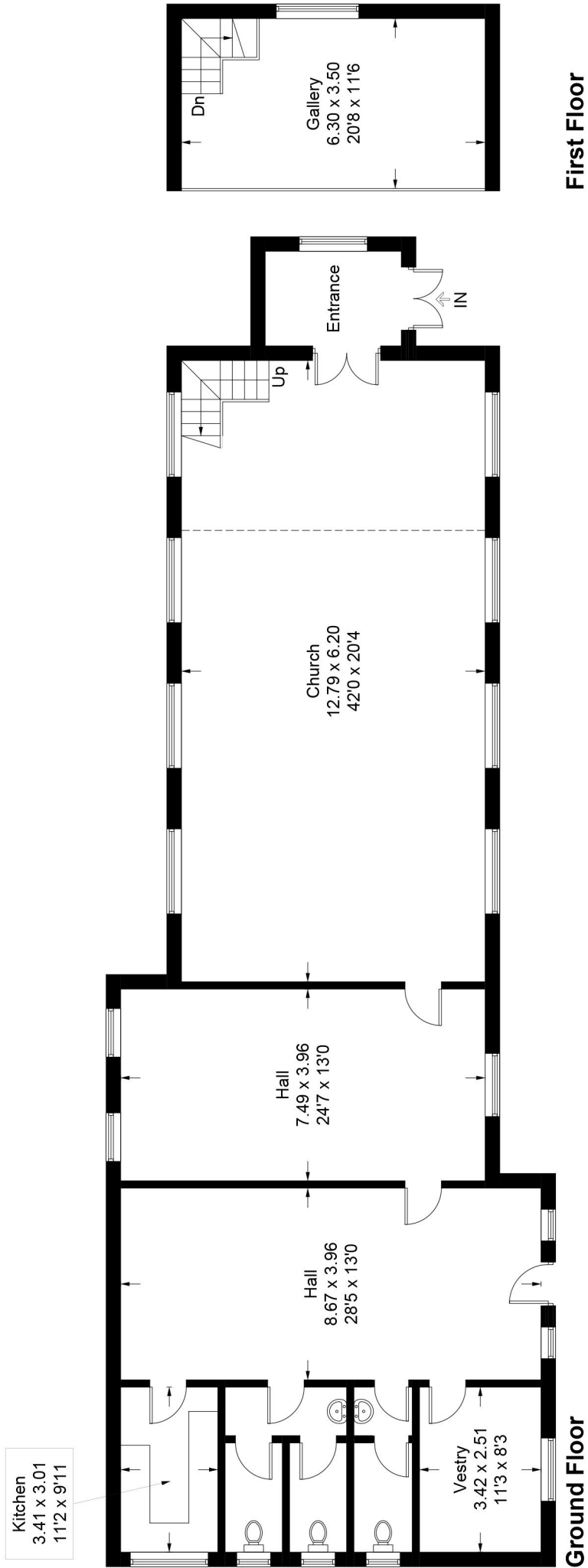
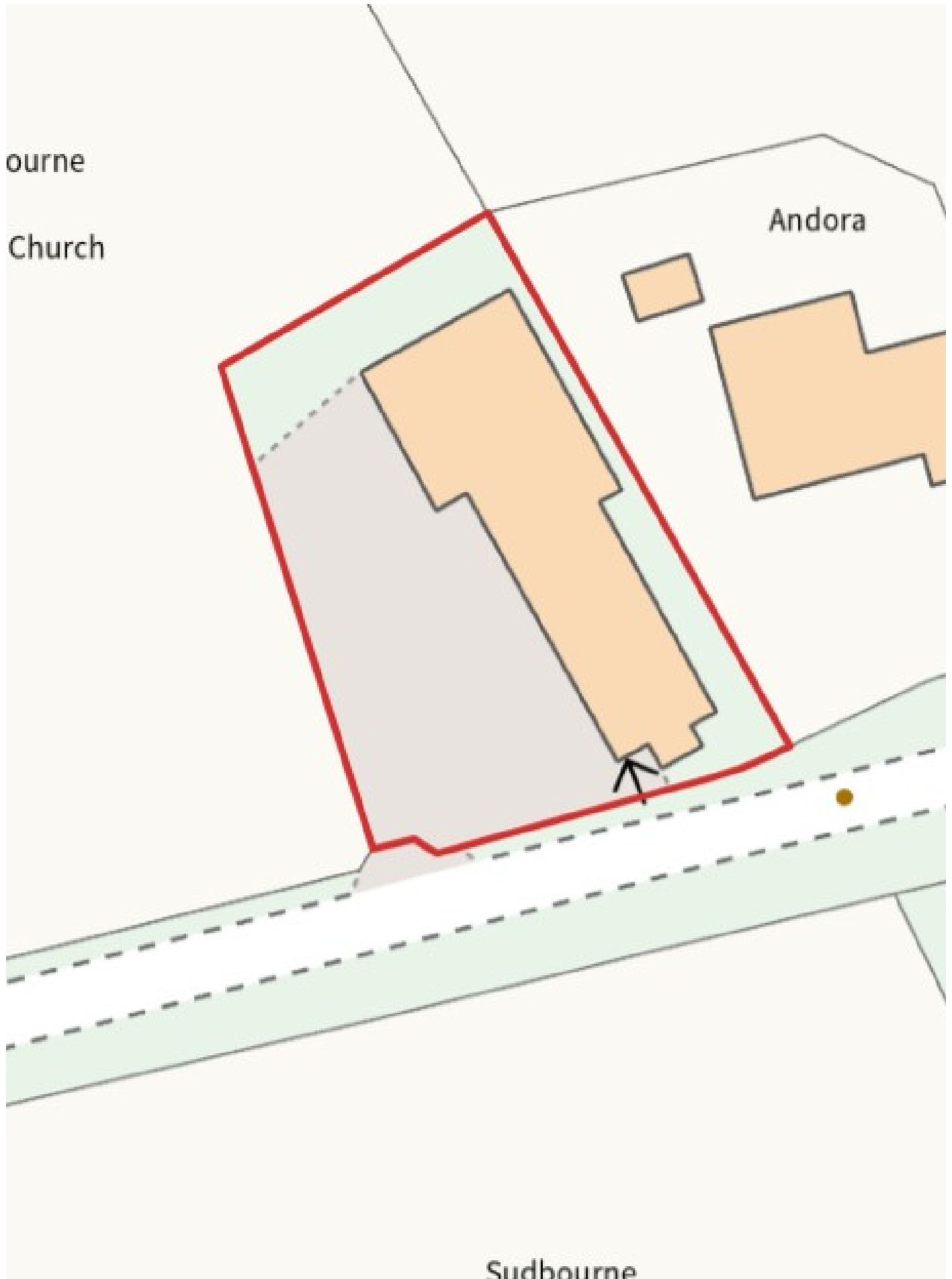


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207806)

Indicative Site Plan





*Viewing* Strictly by appointment with the agent.

*Services* We are informed mains water and electricity are connected to the property, in addition to mains foul drainage. Heating is via electric panel heaters.

*Energy Performance Certificate (EPC)* Exempt due to place of worship status.

*Rateable Value* N/A

*Local Authority* East Suffolk Council.

#### **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.

4. 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.

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.

*September 2025*

## Directions

On entering Sudbourne from Snape Road, proceed into the village centre, turning left onto School Road. The property will be found on the left hand side after a short distance.

What3Words location: ///prep.averts.universal



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