

## For Sale by Online Auction

*A two bedroom end of terrace, former local authority house in need of renovation & refurbishment, located within the semi-rural location of Cottons Acre within the Parish of Boyton.*



Offers In Excess of

£125,000

Freehold

Ref: P7804/B

Address

1 Cottons Acre  
Boyton  
Woodbridge  
Suffolk  
IP12 3LP



Entrance hall, sitting/dining room and kitchen.

Two first floor double bedrooms and a family bathroom.

Covered stores.

Generous gardens to front and rear with countryside views.

Off-road parking.

No forward chain.

**For Sale By Timed Online Auction - 24th February 2026**

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
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 **24th February 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 20 working days from exchange**. 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](mailto: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 and the Buyer Qualification Form. Please contact the agent for further details.

## **Location**

The property is situated within the Parish of Boyton in a pleasant rural position in the small valley of the River Tang, adjacent to Rendlesham Forest. The property is located off a country lane and is within the sought-after Suffolk Heritage Coastline, ideal for sailing, horse riding and golf enthusiasts. Hollesley, with its pub, shop and primary school, is approximately 1.7 miles away. The attractive market town of Woodbridge provides shopping, educational and recreational facilities, and train services to London via Ipswich (Suffolk's county town). Melton railway station lies about 6 miles from the property and has frequent connections to Ipswich.

## **Description**

1 Cottons Acre is a two-bedroom end of terrace former local authority house, constructed circa 1953, with brick and colour-washed elevations under a prominently pitched tiled roof. The property offers well-proportioned and sensibly arranged accommodation over two floors. The ground floor comprises a sitting/dining room, kitchen, and a covered rear hall providing access to two useful storage rooms. On the first floor there are two good-sized double bedrooms and a family bathroom. The property benefits from UPVC double-glazed windows throughout and oil-fired central heating, with strategically positioned radiators throughout the house.

## **Outside**

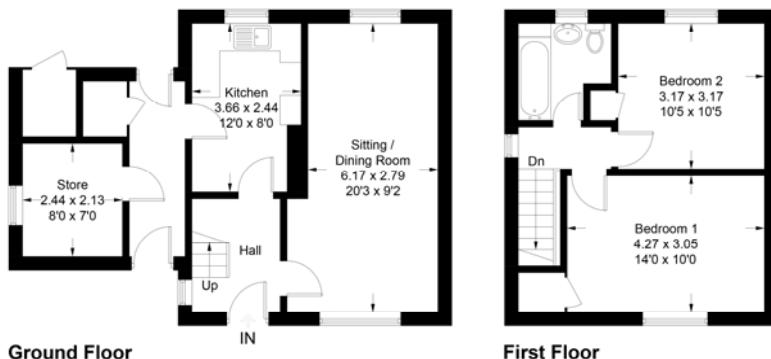
The property occupies a generous plot within a semi-rural location and is approached from the front, where there is a good-sized frontage providing off-road parking for several vehicles, together with a pathway leading to the front door. There is open side access to the rear garden. The rear garden is predominantly laid to lawn and includes an external oil-fired boiler and oil tank, two timber sheds, and is enclosed by a combination of chain-link and panel fencing. To the rear, the garden abuts open farmland and enjoys outstanding rural views, with further countryside views to the front from the first-floor accommodation.

## **Note to Interested Parties**

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

## 1 Cottons Acre, Boyton

Approximate Gross Internal Area = 80.8 sq m / 870 sq ft  
(Including External Cupboard)



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Produced for Clarke and Simpson

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

**Services** Mains water, electricity and private drainage. Oil fired central heating

**Annual Combined Septic Tank and Maintenance Charges:** The property is subject to a combined annual charge of £685.98

**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 = D (Copy available from the agents upon request).

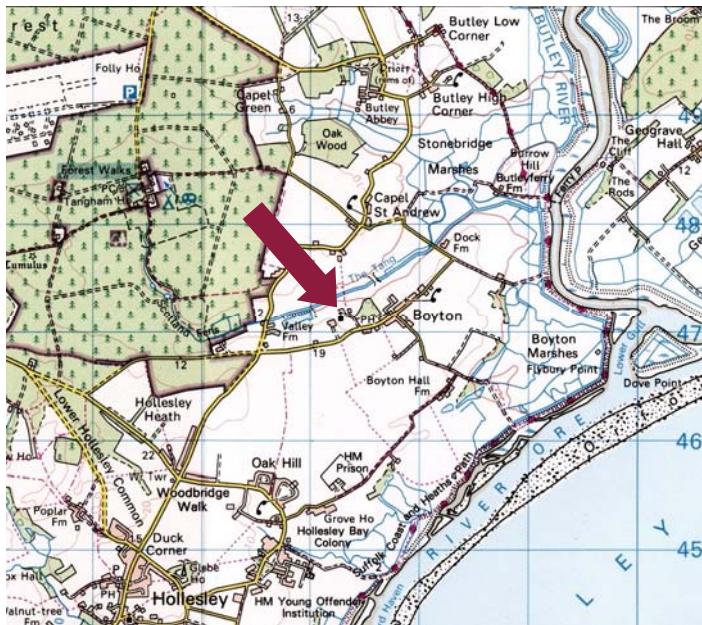
**Council Tax** Band B; £1,708.85 payable per annum 2025/2026

**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.
8. Private drainage system to shared septic tank (the vendor has informed the agents that the septic tank works in a satisfactory manner).

February 2026



## Directions

From Framlingham take the B1116 to Wickham Market, at the roundabout take the second exit on the B1078, passing through the village of Campsea Ashe and continue into Tunstall. At the T-Junction turn left onto Orford Road and continue through Tunstall Common, taking the turning on your right signposted Butley. At the next T-Junction turn right and then left into Church Road and follow this road to Capel St Andrew. On entering the village take your first left into Dock Farm Road leading to Boyton. Take the turning on your right into the street and then take the right into Cotton acre and the property can be found a short way down on the right hand side identified by a Clarke and Simpson for sale board.

For those using the What3Words app:  
///material.breed.detective



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: