

For Sale by Online Auction

A three-bedroom, semi-detached former local authority house in the popular village of Melton, on the outskirts of the sought-after market town of Woodbridge.



Offers in Excess Of

£200,000

Freehold

Ref: P7917/B

Address

4 Yarmouth Road
Melton
Woodbridge
Suffolk
IP12 1QG



Entrance hall, sitting room, dining room, kitchen, ground floor bathroom and separate WC.

Three first floor bedrooms.

Generous gardens to front and rear.

Ample off-road parking. Detached garage & outbuilding.

No onward chain.

For Sale By Timed Online Auction - 29th July 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 **29th July 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. 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 provides a "wet" signature on the Flagship Combined Declaration of Interest and Buyer Qualification Form. Please contact the agent for further details.

Location

The property is set along Yarmouth Road, a short distance to the north of the centre of the village and close to the Ufford Park Resort. Melton itself is a popular village with a well supported primary school, large playing field with tennis courts and children's play equipment, good pub/restaurant, The Coach and Horses, an independent village shop, small petrol station and Spar convenience store. Woodbridge is probably best known for its outstanding riverside setting. It is also a very popular market town, offering a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. Both Melton and Woodbridge also benefit from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

Description

4 Yarmouth Road, is a three-bedroom, semi-detached former local authority house built circa 1925 of solid wall construction, but is now in need of renovation and refurbishment throughout. The property is located within the village of Melton which is a short drive from the sought-after market town of Woodbridge and the river Deben. The property occupies a generous position with ample off-road parking and generous gardens to the front and rear.

The property has well laid out accommodation over two floors, comprising an entrance hall, sitting room, dining room, kitchen, ground floor bathroom and separate WC. On the first floor there are three good size bedrooms.

The property benefits from double glazing and gas-fired central heating throughout.

Outside

The property is accessed off the highway via a shared access to a private driveway which provides ample off-road parking and leads to the detached prefabricated garage. There are gardens to the front which are mainly laid to lawn and enclosed by hedging. To the rear there are generous established gardens, which are laid to lawn with mature established trees and shrubs and a small pond. As a whole, the property offers a great opportunity for an incoming purchaser to make their mark and to create a wonderful family home.













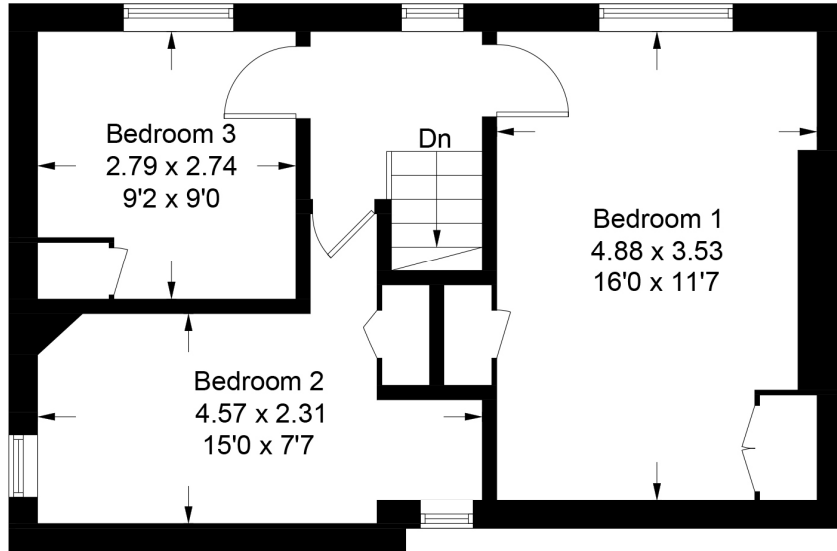


4 Yarmouth Road, Melton

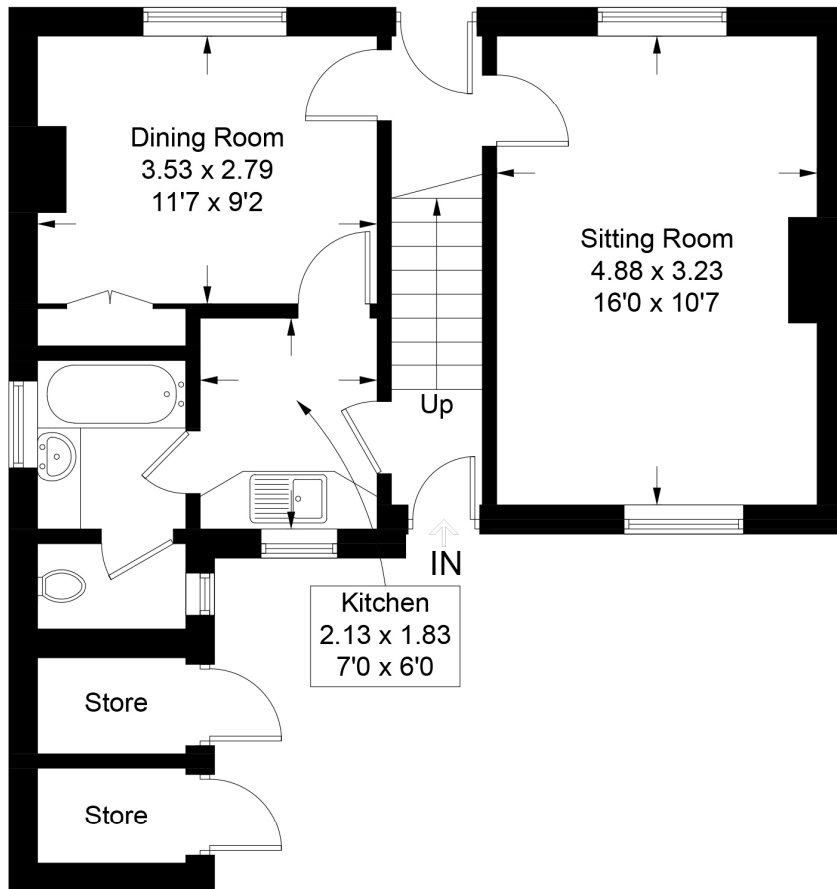
Approximate Gross Internal Area = 83.5 sq m / 899 sq ft

Detached Stores = 3.6 sq m / 39 sq ft

Total = 87.1 sq m / 938 sq ft



First Floor



Ground Floor

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

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>

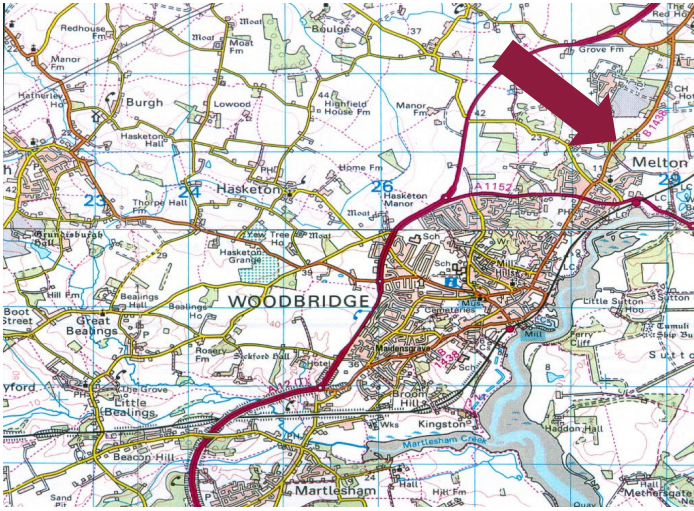
EPC Rating = D (Copy available from the agents upon request).

Council Tax Band B; £1,793.53 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 - £1,200 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 agents Framlingham office, head out of Framlingham on Station Road to Wickham Market. At Five-Ways roundabout at Wickham Market, take your second exit and turn right onto the A12 southbound. Continue along this road for approximately 3 miles taking a left hand turn signposted Ufford and Melton. Turn right and immediately right again. Joining Yarmouth Road and continue down this road for approximately 1 mile and the property will be found on the right hand side, identified by a Clarke and Simpson For Sale Board.

What3Words location:

///aviators.tornado.sometime



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)*.

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	