

## *For Sale by Online Auction*

*A three bedroom end of terrace, former local authority house, located on the outskirts of the Suffolk village of Bramfield, Nr Halesworth.*



Offers In Excess of

£145,000

Freehold

Ref: P7856/B

Address

4 Mill View  
Halesworth Road  
Bramfield  
Halesworth  
IP19 9HP



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

Three first floor bedrooms.

Gardens to front and rear with farmland to the rear.

Layby opposite providing off-road parking.

No forward chain.

**For Sale By Timed Online Auction - 12th May 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 **12th May 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

4 Mill View is situated on the edge of the village of Bramfield. The village is also home to a butcher, general store, post office and St Andrew's Church where concerts take place from time to time. From the property there is easy access to all the Suffolk Heritage Coast has to offer with Dunwich, Southwold and Minsmere Bird Reserve all within 10 miles, and Aldeburgh, 14 miles. The world famous concert hall at Snape Maltings can be found just 13 miles from the property. The property is also in convenient proximity to the market town of Halesworth, which offers all day to day shopping needs and businesses. There is also easy access onto the A12 trunk road, which is just over two miles from the property. Darsham Station, which has some direct lines to London's Liverpool Street Station, is approximately 3.5 miles.

## Description

4 Mill View is a three-bedroom end-of-terrace former local authority house, constructed with brick and colour-washed elevations beneath a prominently pitched tiled roof. The property offers well-proportioned and sensibly arranged accommodation across two floors. The ground floor comprises an entrance hall, a sitting/dining room, kitchen, family bathroom, separate WC, and a useful store. On the first floor, there are three bedrooms.

The property benefits from UPVC double-glazed windows throughout and is fitted with night storage heating. The property would now benefit from a programme of renovation and refurbishment.

## Outside

The property is approached from the highway via a pathway leading through the front garden, which is predominantly laid to lawn and features established trees and shrubs. A pathway continues around the property, providing side access to the rear garden. The rear garden is mainly laid to lawn, complemented by established shrubs and hedging. It also includes a timber shed, outside tap and a caravan, and is enclosed by a combination of panel and chain-link fencing, with boundaries abutting farmland. To the side of the property are additional lawned areas, and the overall setting benefits from adjoining open fields, offering a pleasant outlook. There is a pedestrian right of way in favour of No3 Mill View across the rear and side of the property for access.

## Note to Interested Parties

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

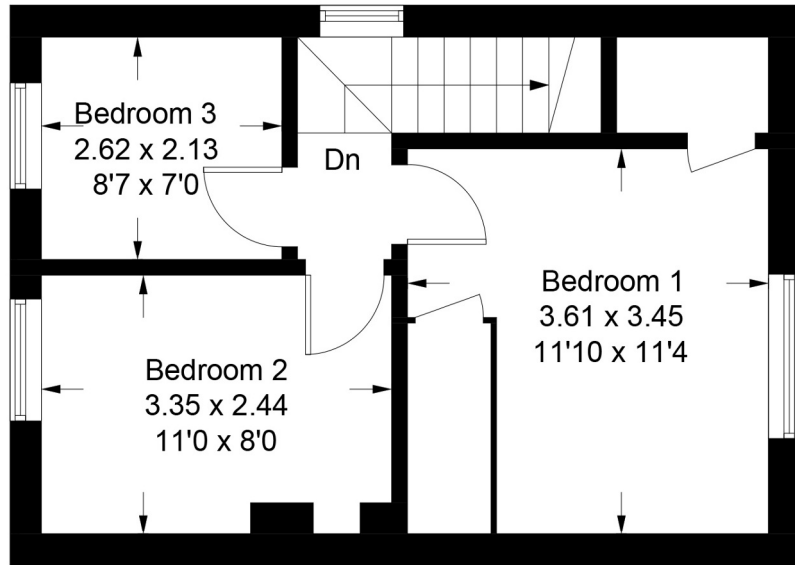




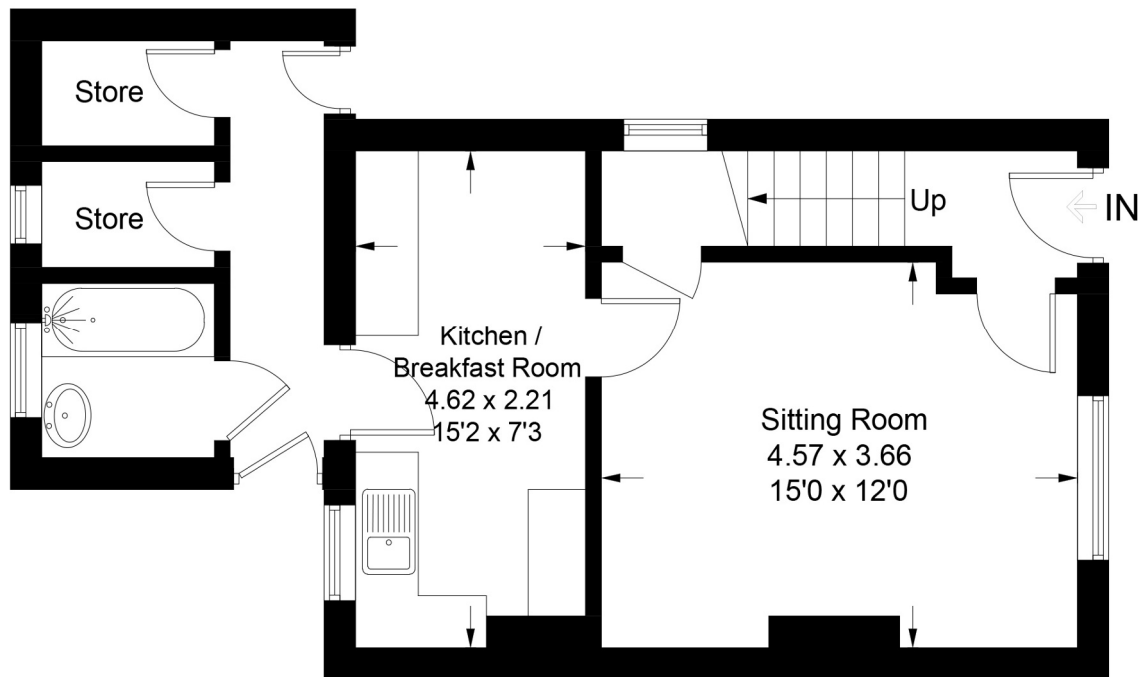


# 4 Mill View, Bramfield

Approximate Gross Internal Area = 77.0 sq m / 829 sq ft



## First Floor



## Ground Floor

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity and drainage. Night Storage heaters.

*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 B; £1,760.79 payable per annum 2026/2027

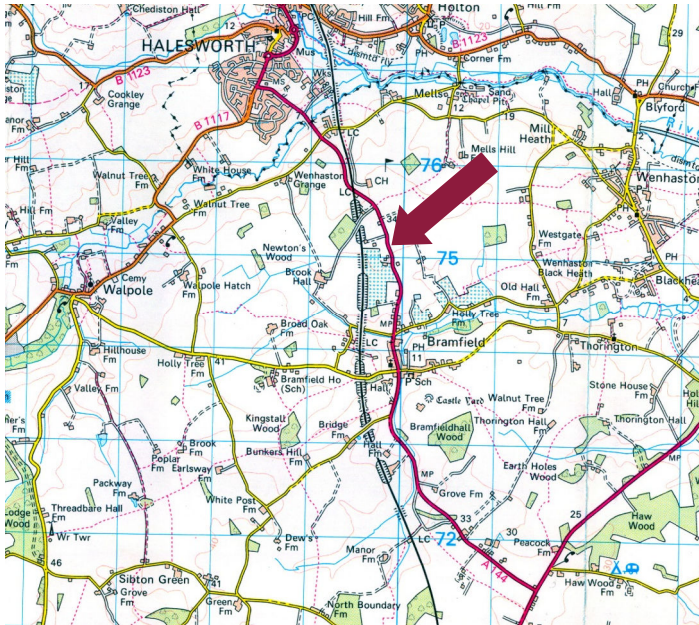
*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk  
IP12 1RT; Tel: 0333 016 2000.

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## 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. A caravan is situated within the grounds and is included as part of the sale.
9. There is a pedestrian right of way in favour of No3 Mill View across the rear and side of the property for access.

*April 2026*



## Directions

Proceed north on the A12, bypassing Woodbridge and Saxmundham, and continue through Yoxford. After crossing the railway line at Darsham, take the second turning on the left, signposted for Halesworth. Continue along this road for approximately three miles, passing through the village of Bramfield and onto Halesworth Road. The property will then be found on the right-hand side, on the edge of the village, identified by a Clarke and Simpson 'For Sale' board.

For those using the What3Words app:  
 ///campfires.torched.syndicate



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 <b>circling</b> Yes/No as appropriate			
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 1a, 1b, 1c, or 1d above?	Yes	No
1f	Are you a close personal friend to someone who falls into the category of 1a, 1b, 1c, or 1d above?	Yes	No
2	If you have circled ‘Yes’ to any of Q1, please detail the name(s) of those concerned		
3	Signed		
4	Print Name		
5	Date of Declaration		



**FLAGSHIP BUYER QUALIFICATION FORM**

Property Address:

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

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

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