

For Sale by Online Auction

A two-bedroom, semi-detached former local authority bungalow, situated in the popular and highly sought-after village of Alderton.



Offers In Excess Of

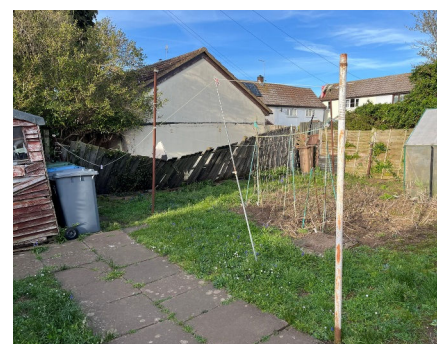
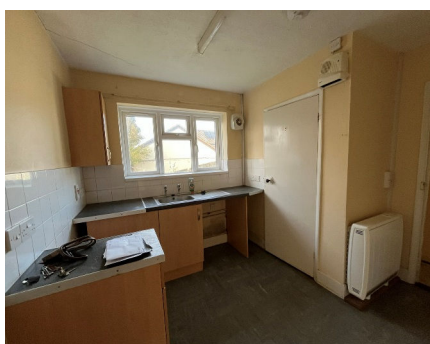
£75,000

Freehold

Ref: P7855/B

Address

11 Mill Hoo
Alderton
Woodbridge
Suffolk
IP12 3DA



Entrance hall, sitting room, kitchen, two bedrooms and bathroom.

Rear hall with two stores.

Enclosed gardens to front and rear.

No onward 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.

We are currently awaiting receipt of the Auction Legal Pack from the seller's solicitor. Interested parties are advised to contact the selling agents to register their interest and will be notified immediately upon the pack becoming available.

Once this is available you will be able to view online and interested parties should Register online to receives 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

11 Mill Hoo is situated in the pretty village of Alderton, which is within walking distance of the sea. Within three miles of the property, to the west, is the popular and unique Ramsholt Arms public house, from where there is sailing on the river Deben. To the south is Bawdsey Quay with a sailing centre, café, sandy beach and foot ferry to Felixstowe. Bawdsey primary school is in close proximity. The town of Woodbridge is about 20 minutes by car and this popular town offers excellent schooling in both the state and private sector as well as pubs, restaurants, shops and businesses. From Woodbridge there are trains to Ipswich connecting with direct rail services to London's Liverpool Street station.

Description

11 Mill Hoo is a two-bedroom semi-detached former local authority bungalow, constructed with brick and colour washed elevations beneath a pitched tiled roof, together with a flat-roofed extension. The property offers well-laid out accommodation comprising an entrance hall, sitting room, kitchen, two bedrooms and a family bathroom.

The property benefits from electric storage heating and double glazing throughout and would now benefit from a schedule 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 with established shrub and flower borders. The pathway continues to the front door and extends to the side of the property, providing access to the rear garden. The rear garden is mainly laid to grass and is enclosed by panel fencing. It also features a vegetable patch and a timber shed.

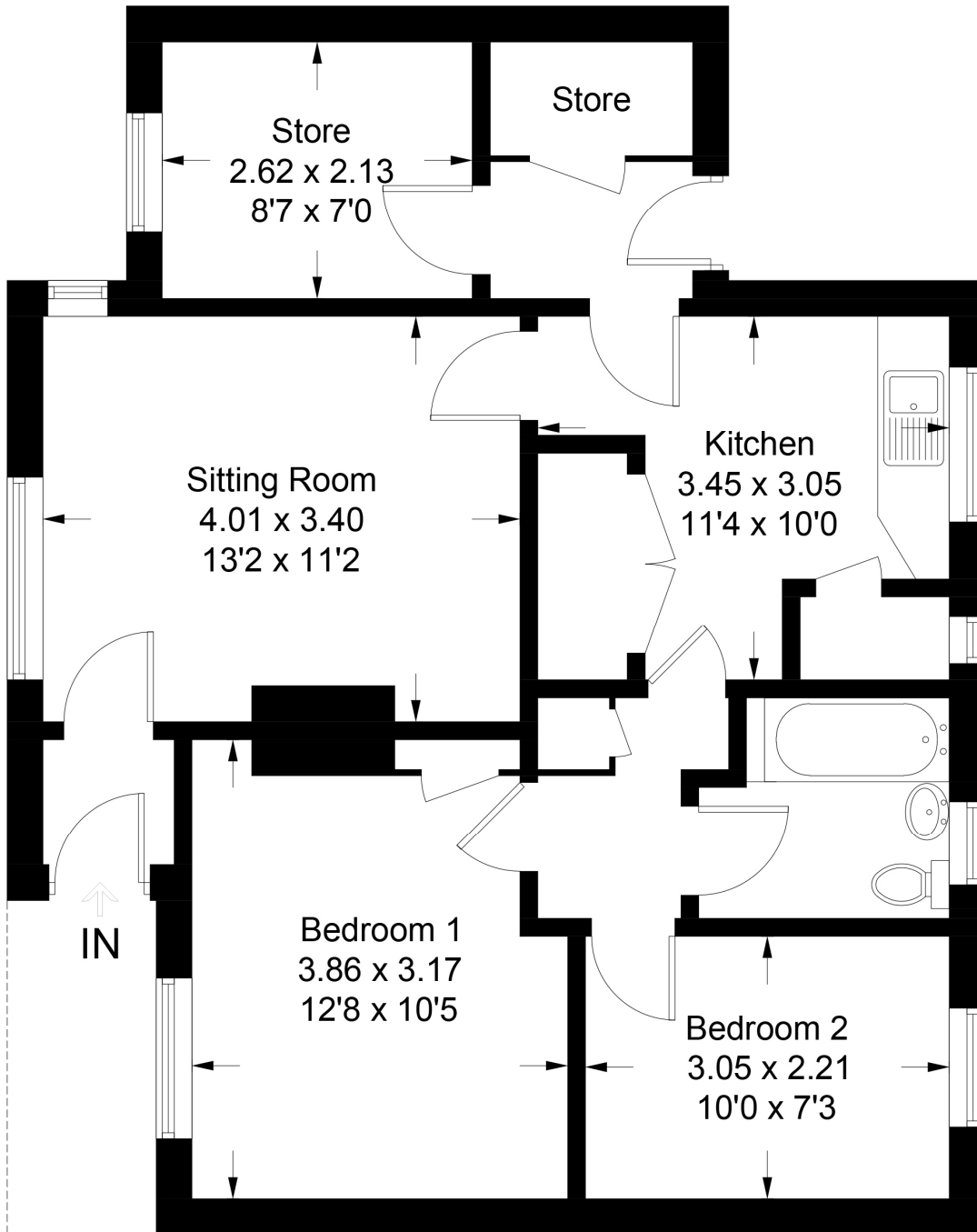






11 Mill Hoo, Alderton

Approximate Gross Internal Area = 63.2 sq m / 680 sq ft



Viewing Strictly by appointment with the agent.

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

Annual Maintenance Charge The property is subject to a annual ground maintenance charge of £19.10.

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

Council Tax Band B; £1,794.86 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

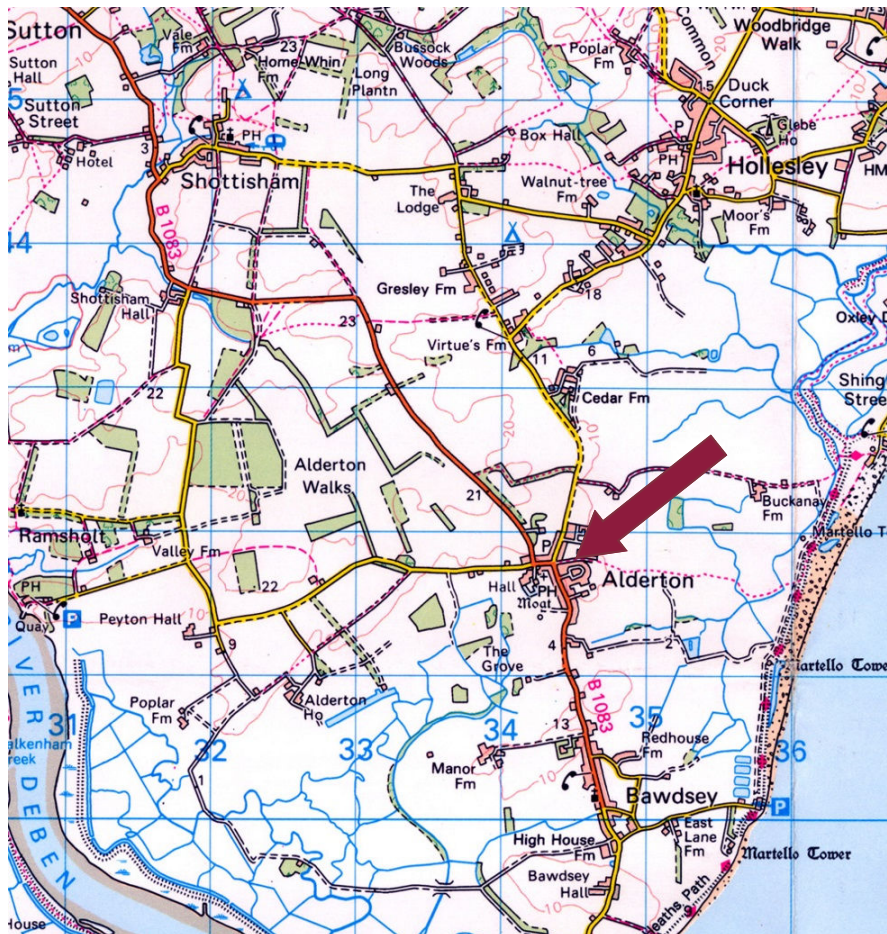
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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 any interested parties on request from the agent.

April 2026

Directions:

Proceed south on the A12 from Wickham Market towards Woodbridge. At the first roundabout, take the first exit onto Woods Lane. Continue straight ahead through the traffic lights at Melton and proceed over the level crossing towards Sutton Hoo. At Sutton, take the second exit signposted for Sutton and Hollesley, and continue through the village of Sutton. At the T-junction, turn right, signposted to Alderton and Bawdsey. Continue along this road for approximately three miles, entering the village of Alderton. Bear right at the village shop and continue ahead. Mill Hoo will be found shortly on the left. Proceed to the T-junction, bear left, and No. 11 Mill Hoo will be identified by a Clarke and Simpson For Sale board.

For those using the What3Words app:///guarded.handfuls.forgets



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			
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:

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	