



2 Grove Side, Yoxford, Suffolk, IP17 3HT

For Sale by Online Auction

A pretty, red-brick, three-bedroom semi-detached former local authority house, now requiring renovation and refurbishment throughout, situated in the popular village of Yoxford, a short drive from the Heritage Coast.

Offers In Excess Of £135,000 Freehold

P7965/B



Summary

Entrance hall, Sitting room, kitchen/breakfast room, ground floor bathroom and store.

Three first floor bedrooms.

Generous gardens to front and rear.

Potential for off-street parking.

No onward chain.

For Sale By Timed Online Auction – 23rd September 2026

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **23rd September 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 on **21st October 2026**. 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 located in the village of Yoxford. Yoxford is a highly desirable village with a well stocked village store (open all hours), doctor's surgery, an assortment of antique shops and galleries, a church, a primary school, tennis courts, a cricket club and a village hall hosting film nights etc. There is also a dining pub, the Kings Head, and The Black Dog Deli and café. Yoxford is located adjacent to the A12 trunk road, giving it easy access to the north, west and south as well as to the Heritage Coast to the east. Aldeburgh, Southwold, Walberswick, Dunwich, Framlingham, Snape Maltings and the world-renowned RSPB reserve at Minsmere are all within a short drive. Darsham Railway Station (1 mile) runs regular services to Ipswich and, in turn, onto London Liverpool Street. Saxmundham (4 miles) has another railway station as well as Waitrose and Tesco supermarkets.

Description

2 Grove Side is a three-bedroom semi-detached former local authority house, now requiring renovation and modernisation throughout. Built circa 1928 of solid wall construction, the property offers a traditional layout of accommodation comprising an entrance hall, sitting room, kitchen/breakfast room, rear hall, ground floor bathroom and store. On the first floor there are three bedrooms.

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

Outside

Outside, the property is nicely recessed from the road with a front garden mainly laid to lawn with established shrubs which has potential to create off-road parking and to the rear there is a generous garden which are mainly laid to lawn, enclosed by hedging, panel fencing and chain link fencing. There is gated access to the side, and a path leading to the front. The garden backs onto woodland at the rear.







2 Grove Side, Yoxford

Approximate Gross Internal Area = 77.4 sq m / 833 sq ft



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Produced for Clarke and Simpson

Directions

From the agents Framlingham office, head northbound out of Framlingham along Badingham Road and at the T-junction with the A1120, bear right passing through the villages of Badingham, Peasenhall and then into Yoxford. As you enter Yoxford, pass the turning for Strickland Manor Hill and the property can be found a short distance up on the left-hand side identified by a Clarke and Simpson For Sale Board.

For those using the What3Words app: [///magic.essay.illogical](https://www.what3words.com/#!/en-gb/magic.essay.illogical)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water, gas and drainage. Gas-fired central heating.

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 : £1,777.57 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.



Clarke & Simpson

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And at The London Office

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London

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Clarke & Simpson

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	