Chartered Surveyors / Estate Agents

Clarke & Simpson









6 Saxtead Road, Framlingham, Suffolk, IP13 9HB

For Sale by Online Auction

A three-bedroom semi-detached house requiring renovation and modernisation, conveniently located for the town's amenities and well-regarded schools.

Guide Price £150,000 Freehold

P8017/B

Summary

Entrance hall, sitting room, dining room, kitchen and ground floor bathroom. Three first floor bedrooms. Generous garden, off-road parking and tin garage.
No onward chain.
For Sale By Timed Online Auction – 16th December 2026

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **16th December 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 **20th January 2027**. 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 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

6 Saxtead Road is situated on the western edge of the popular market town of Framlingham, renowned for its magnificent castle and adjoining Mere. The town offers an excellent range of independent shops, cafés, restaurants, pubs and everyday amenities, together with a Co-operative supermarket, medical centre and highly regarded schools, including Sir Robert Hitcham's Primary School and Thomas Mills High School, both within walking distance.





Description

6 Saxtead Road is a three-bedroom former local authority property, originally built circa 1938, with solid wall construction. The property offers well-proportioned accommodation arranged over two floors and is now in need of renovation and refurbishment, providing an excellent opportunity for improvement.

The property is accessed from the front into an entrance hall, with doors leading to the principal reception rooms, comprising a sitting room and dining room. The sitting room benefits from dual-aspect windows to both the front and rear elevations, together with a central tiled fireplace. The dining room has a window to the front aspect and a central tiled fireplace with an open grated hearth, flanked by built-in cupboards. A door leads through to the kitchen. The kitchen is fitted with a matching range of wall and base units, incorporating a stainless-steel single-drainer sink unit set into roll-top work surfaces. There is a window to the side aspect and a partially glazed door leading to the rear hall. The ground floor bathroom has an obscure-glazed window to the side aspect and is fitted with a panelled bath, pedestal wash hand basin and low-level WC.

From the entrance hall, there is also an understairs built-in storage cupboard, together with access to an inner lobby, which can also be accessed from the kitchen and sitting room. The inner lobby provides access to a walk-in pantry with a side-aspect window. Stairs rise to the first-floor landing, which benefits from a window to the front aspect. The first-floor accommodation comprises three bedrooms. Bedroom one is a dual-aspect double bedroom with windows to both the front and rear elevations, together with an ornate feature fireplace with an open hearth. Bedroom two is a further double bedroom with a window to the rear aspect, built-in wardrobe and an additional built-in cupboard housing the wall-mounted gas-fired boiler. There is also an airing cupboard housing a pre-lagged hot water cylinder with slatted shelving. Bedroom three is a good-sized single bedroom with a window to the side aspect.

Outside

The property is approached directly from the highway via a driveway situated to the side of the front garden. The front garden is established and mainly laid to lawn, with a turning area and established hedging to the front. A pathway runs around the property, providing access to both the front and rear gardens. The rear garden is mainly laid to lawn, with established shrubs and hedging, and is enclosed by a combination of hedging and panel fencing. The garden remains open to the side, where there is access to a tin garage and two attached brick outbuildings. To the rear of the garage is a timber garden shed, which has no power or lighting. The property further benefits from ample off-road parking.





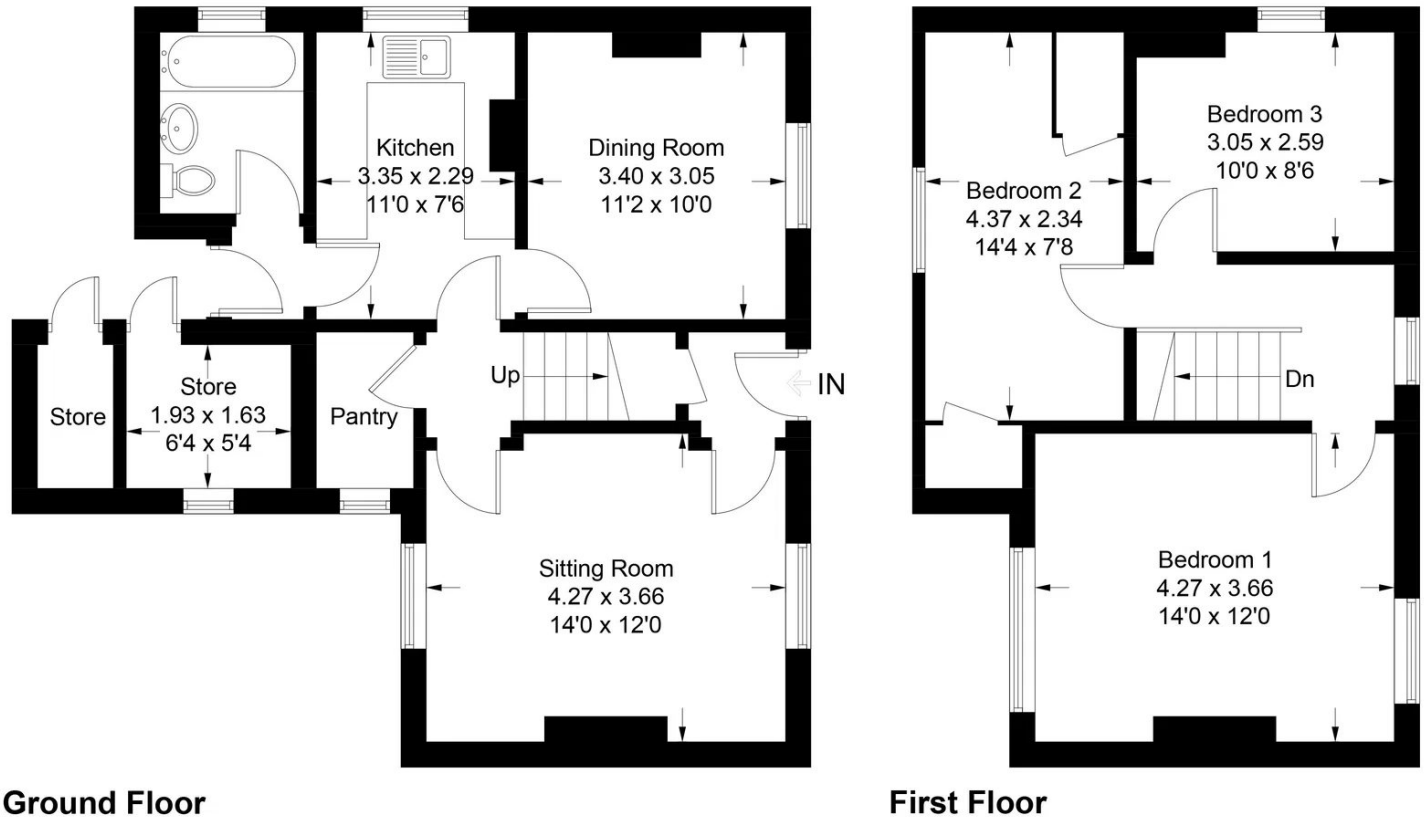






6 Saxtead Road, Framlingham

Approximate Gross Internal Area = 90.9 sq m / 978 sq ft
Outbuildings = 4.9 sq m / 53 sq ft
Total = 95.8 sq m / 1031 sq ft



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Produced for Clarke and Simpson

Directions
From the Agent's office proceed up College Road, bearing left onto Mount Pleasant, continue along the road into Saxtead Road where the property can be found on the right-hand side identified by a Clarke and Simpson auction for sale board.

For those using the What3Words app: ///headrest.corkscrew.thud

Viewing Strictly by appointment with the agent.

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

Annual Maintenance Charge Any applicable service charges or ground maintenance costs will be detailed in the legal pack.

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: £1,889.63 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. The electricity supply is isolated internally. Prospective purchasers should refer to the legal pack for full details regarding the method of isolation and any reconnection requirements.

November 2026





Clarke & Simpson

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London
SW1A 1NS

Clarke & Simpson

Flagship

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	