



Amenity woodland adjoining The Street, Martlesham, Nr Woodbridge, Suffolk IP12 4RG

For Sale by Online Auction - 28th October 2026

Guide Price £40,000 Freehold

Ref: C1591/TN

Clarke & Simpson

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An exciting opportunity to purchase an area of amenity woodland, of approximately a third of an acre, located near the centre of Old Martlesham, close to Woodbridge.

Method of Sale The Land is being offered for sale by Unconditional Timed Online Auction on 28th October 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 25th November 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 Barker Gotelee Solicitors, 41 Barrack Square, Martlesham Heath, Martlesham, Ipswich IP5 3RF; Email: Sam.Read@barkergotelee.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location The Land is located in the centre of the popular and well regarded village of Old Martlesham. Old Martlesham itself benefits from two very good public houses, the Red Lion and the Black Tiles, a pretty church, a post office, primary school and a garage with convenience store attached. There is a playing field and Bowls Club. It is also in close proximity to Martlesham Creek, which a wider footpath network that links with the River Deben and onto Woodbridge and the coastal village of Waldringfield. A short distance to the south-west is Martlesham Heath which offers a good choice of shopping facilities, including a Tesco Extra, Marks & Spencer's food hall and Next outlet. The historic market town of Woodbridge, which is based on the banks of the River Deben, offers a further choice of shopping and recreational facilities, as well as schooling in the state and private sectors. Woodbridge also benefits from rail links to Ipswich, where journey times to London's Liverpool Street station take just over the hour. The Heritage Coast, with popular destinations such as Aldeburgh, Thorpeness and Southwold, is just half an hour's drive.

Description The land comprises an area of wooded amenity land, which has become somewhat overgrown with young trees and shrubs in recent years. It is predominantly enclosed by mature hedgerows and by fences adjoining neighbouring residential properties. The land benefits from a gated access directly off The Street on the south eastern boundary and extends in total to approximately 0.34 acres (0.14 hectares), as shown for identification purposes outlined red on the enclosed plan. The property may offer potential for alternative uses, subject to the necessary consents, and the vendors will not be including an overage clause within the sale contract.

Viewings At any reasonable time, with particulars in hand, by arrangement with the Agents.

Rights of Way, Wayleaves, Easements Etc. The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land. There are no footpaths on the land.

Services There are no services connected to the land. We understand mains electricity, water and drainage are available within the public highway, but prospective purchasers should rely on their own investigations in that regard.





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Timber, Sporting and Minerals All sporting, standing timber and minerals are included in the sale of the freehold.

Note to Interested Parties Please read and absorb the agents notes listed towards the end of these particulars.

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

Directions Proceeding in a southerly direction on the A12 at Woodbridge, continue towards Martlesham. At the roundabout turn left onto the B1438 where signposted to Martlesham and Woodbridge. At the next mini roundabout turn right, where signposted towards Martlesham and Little Bealings. Continue down The Street for approximately 400 metres and the land will be located on the right, as shown by the Clarke & Simpson "For Sale" board.

For those using the What3Words app: [///suitedtrippedrelax](https://www.what3words.com/suitedtrippedrelax)

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.

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.



September 2026



Clarke & Simpson

Clarke & Simpson

Well Close Square, Framlingham, Suffolk IP13 9DU

01728 621200 Option 4

email@clarkeandsimpson.co.uk

www.clarkeandsimpson.co.uk