



Bank House, Queen Street, Stradbroke, Suffolk IP21 5HG

For Sale by Online Auction

A former bank with ground-floor commercial accommodation together with a self-contained first-floor flat, now requiring a programme of renovation and refurbishment, set along Queen Street in the popular village of Stradbroke.

Guide Price £150,000 Freehold

P78I4J



Summary

Bank House: Two offices, large hallway, kitchen and cloakroom.

Bank Flat: Bedroom, sitting room, kitchen and bathroom.

No forward chain

For Sale By Timed Online Auction – 15th October 2026

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **15th 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 12th 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 Julia Hutchings of HCR Legal LLP in Cambridge, Email: jhutchings@hcrlaw.com. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The property is set along Queen Street in the popular village of Stradbroke. Stradbroke lies between the market towns of Framlingham, Diss and Eye and offers local shops and services including a Spar convenience store that caters for all day-to-day needs, a bakery, butchers, medical centre, village hall, children's play areas, hairdressing salon, library/Post Office, two public houses, a Church of England VC Primary School and Stradbroke High School. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs. The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies about 10.5 miles to the north-west of the property. From here there are direct trains to Norwich and London's Liverpool Street. Framlingham, with its medieval castle, is approximately 11 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 18 miles to the east. The county town of Ipswich lies about 25 miles to the south, and Norwich is about 29 miles to the north.



Description

Bank House offers an exciting opportunity for a purchaser to renovate and refurbish a handsome period property, that occupies a prominent position along Queen Street close to the centre of the village.

Previously occupied by Barclays Bank, and more latterly used as a dress shop, the accommodation lends itself to being converted into two separate residential apartments, or alternatively conversion to a single house – subject to the necessary consents.

Bank House – The ground floor was formerly utilised as offices serving Barclays Bank and latterly as a dress shop and comprises two office rooms, a hallway, kitchen and cloakroom.

Bank Flat – The first floor has been utilised as residential accommodation by the current and previous vendors since the mid 1990s with the previous vendor providing a Statutory Declaration in that regard in 2012. The accommodation comprises a bedroom, sitting room, kitchen and bathroom, although there is no record of planning permission being in place for that use.

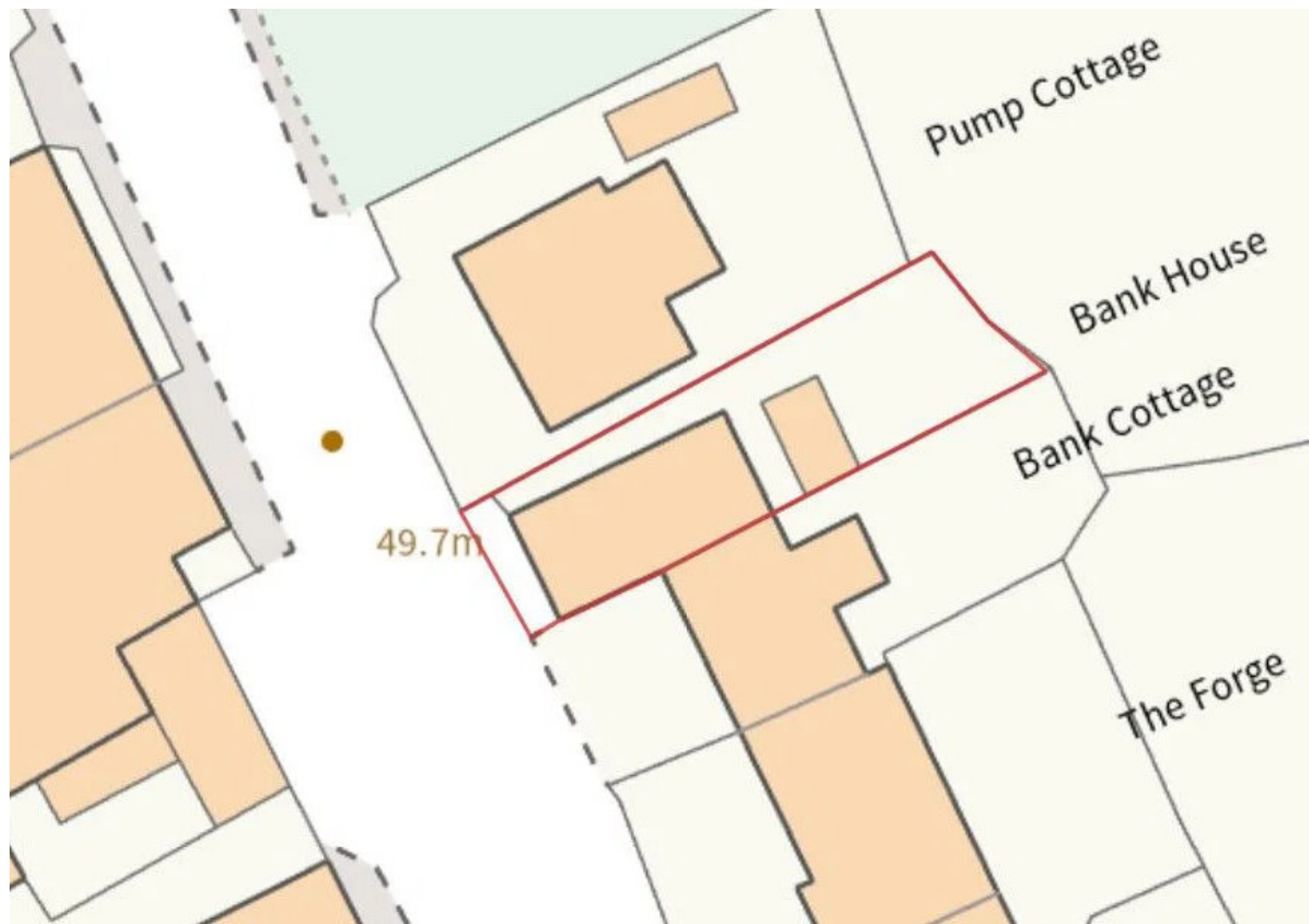
Outside

A pathway to the side of the property leads through to the rear, which comprises an area of garden together with a useful store.

Planning

The property was previously occupied by Barclays Bank, but in 2011 a change of use application was approved from offices (Class B1) to a dress shop (Class A1) – planning permission reference 1420/11.

As mentioned above, the first-floor accommodation has been used by the previous and current vendor for residential purposes since the mid 1990s, but there is no record of a change of use application to residential on Mid Suffolk Council's planning portal and nor is there a Council Tax listing for the property.



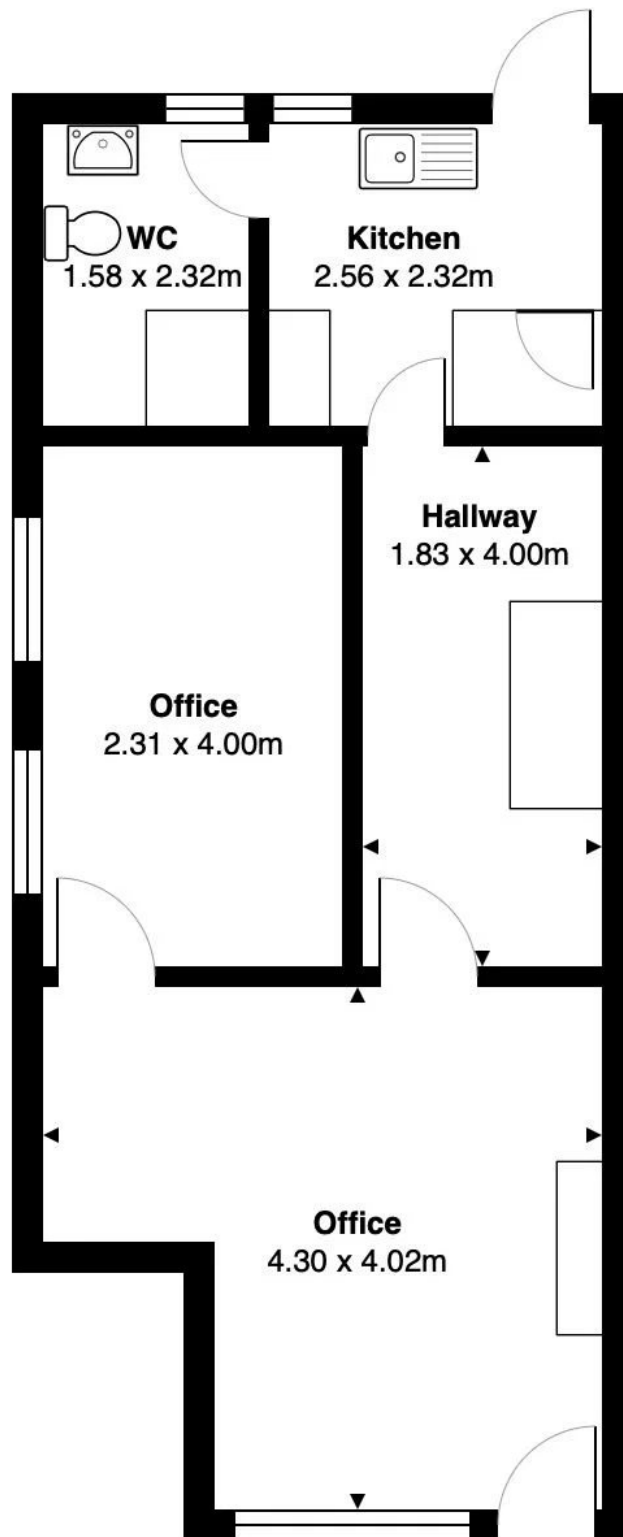








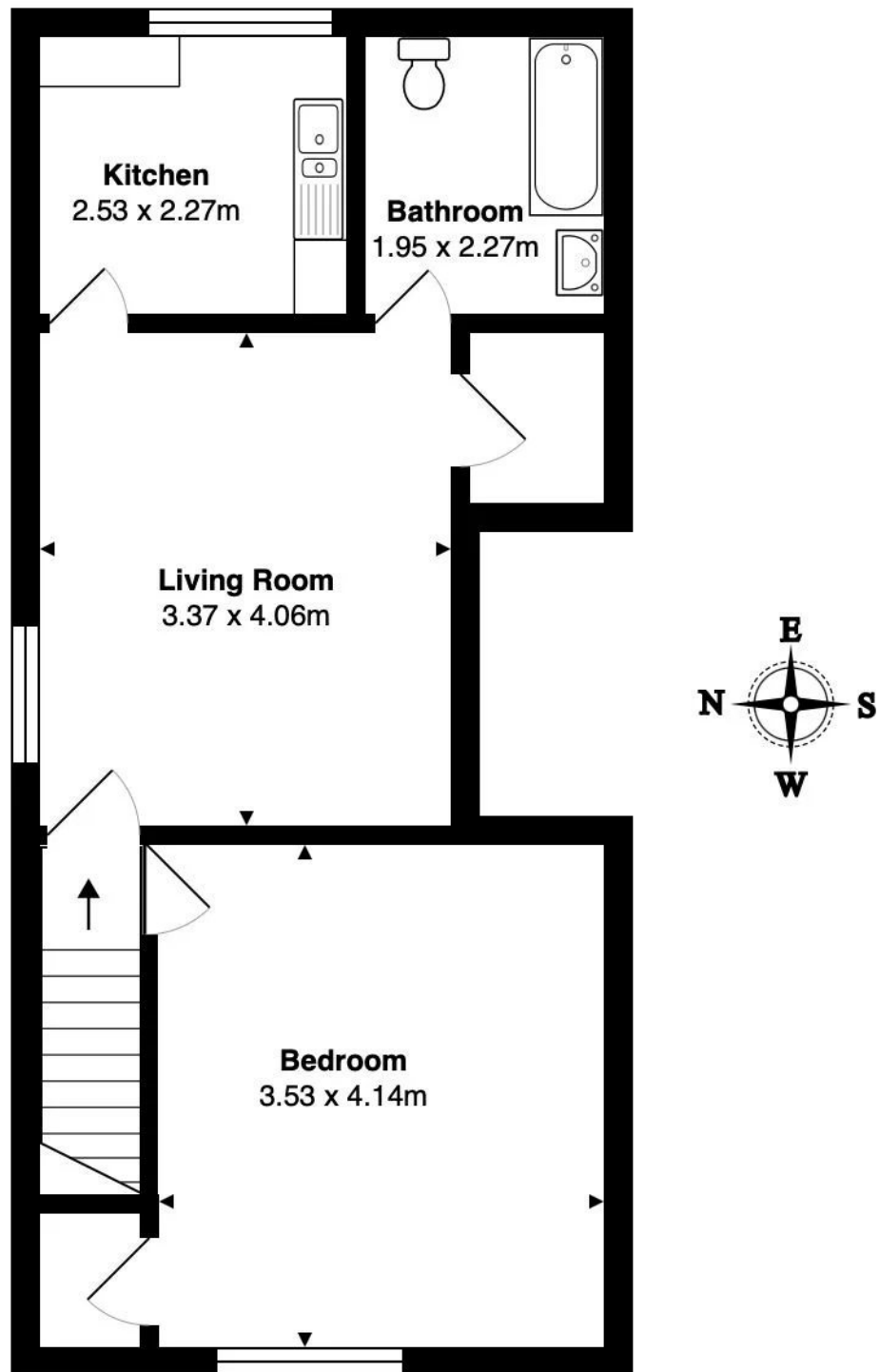
Bank House, Queen Street, Stradbroke, IP21 5HG



Total Area: 43.1 m²

All measurements are approximate and for display purposes only

Bank Flat, Bank House, Queen Street, Stradbroke, IP21 5HG



Total Area: 46.6 m²

All measurements are approximate and for display purposes only



Directions

From the centre of Stradbroke proceed in a northerly direction along Queen Street where the property will be found on the right-hand side.

For those using the What3Words app: [///pollution.jeep.weaned](https://www.what3words.com/#!/pollution.jeep.weaned)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage.

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 = Bank House = C / Bank Flat = F (Copy available from the agents upon request).

Rateable Value £2,275.00 with effect from 1 April 2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067



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 - £1000 plus 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



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