



Land to the rear of 1 Seven Gardens, Off Hasketon Road,
Burgh, Woodbridge, IP13 6PX

For Sale By Timed Online Auction – 23rd September 2026

An opportunity to purchase an area of garden land extending to approximately 0.12 acres STS, situated on the outskirts of the popular and highly sought-after village of Burgh.

Offers In Excess Of £25,000

P7978/B





Summary

An opportunity to purchase an area of garden land extending to approximately 0.12 acres STS, situated on the outskirts of the popular and highly sought-after village of Burgh.

Method of Sale

The garden land is being offered for sale by **Unconditional Timed Online Auction on 23rd September 2026** and on the assumption the garden land 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

The garden land is behind 1 Seven Gardens, off Hasketon Road in Burgh. Burgh is a small rural village, about 1 mile from Grundisburgh. Grundisburgh has a village shop, post office, primary school and the Dog pub. Woodbridge is approximately 4 miles away. Ipswich is approximately 6 miles away, with direct trains to London Liverpool Street taking just over an hour. The Suffolk Heritage Coast is around 18 miles away, including Orford, Aldeburgh, Thorpeness, Walberswick and Southwold.

Description

We are pleased to offer, by timed online auction, approximately 0.12 acres STS of garden land with no existing planning permission. The land is being sold by Flagship Housing Group, who have authorised it's use for a single residential dwelling, subject to securing the required planning permissions and consents. The land previously formed part of the garden for 1 Seven Gardens and is mainly scrubland with a pond, a range of timber and block outbuildings and is being sold as seen.

Directions

From the A12 Woodbridge bypass, take the B1079 west at Dobbies Garden Centre roundabout. Continue through Grundisburgh; after the small bridge, turn right towards Burgh on the sharp left-hand bend. Continue through Burgh, turn right onto Hasketon Road, and the garden land is a short distance on the right hand side identified by a Clarke & Simpson For Sale board.

What3Words location: [///hops.crucially.differ](https://www.what3words.com/?w3w=///hops.crucially.differ)

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 garden land 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 garden land 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. The land will be sold freehold with vacant possession given upon completion.
7. Viewing Strictly by appointment with the agent.

September 2026





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