Chartered Surveyors / Estate Agents

Clarke & Simpson









10 Ayden Way, Benhall, Saxmundham, Suffolk, IP17 1HG

For Sale by Online Auction

A three-bedroom mid-terrace house requiring refurbishment, situated in the popular village of Benhall, close to Saxmundham and the Heritage Coast.

Offers In Excess Of £95,000 Freehold

P8020/B

Summary

Entrance hall, kitchen/breakfast room, sitting room, downstairs cloakroom, three first floor bedrooms and family bathroom. Allocated off road parking. Enclosed garden to rear and open plan garden to front.

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 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

Benhall is situated amongst most attractive, gently undulating countryside within the upper reaches of the Alde Valley and benefits from a primary school and Farm Shop. It is convenient for the A12 which provides easy access to Woodbridge and onto the County Town of Ipswich.

The market town of Saxmundham with its good local facilities, including Waitrose and Tesco supermarkets, is just 2 miles away. From Saxmundham there are train services to Ipswich with through trains to London's Liverpool Street Station. Aldeburgh, is approximately 6 miles and within a short distance is the world famous Snape Maltings and concert hall.

Description

10 Ayden Way is a three bedrooms mid-terraced former local authority house constructed of non-standard timber frame construction built circa 1972.

The property has well laid out accommodation over two floors and is now in need of renovation and refurbishment throughout although the property benefits from night storage heating and double glazing.

The accommodation comprises an entrance hall, cloakroom, kitchen/breakfast room and sitting room. On the first floor are three bedrooms and a family bathroom.

Outside the property is approached via a pathway from the parking area to the terrace where there is a path directly to the front door.

To the rear of the property there is an enclosed garden mainly laid to lawn with a paved terrace immediately behind the property and a pathway leading to a timber shed. There is gated access at the rear of the property where there is a right of way over 11 and 12 where there is access to the front. Parking operates on a first-come, first-served basis.





















Directions
On the A12 heading north proceed through Stratford St Andrew and Farnham. Continue past the turning on the right and take the next junction on the right signposted to Benhall Green and Saxmundham. Take the first right turning towards Benhall Green and continue up the road turning right onto Mill Lane. Turn right a short way along where Ayden Way will be found.

For those using the What3Words app: ///bandwagon.imparting.repay

Viewing - Strictly by appointment with the agent.

Services - Mains electricity, water and drainage. Night storage heating.

Service 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

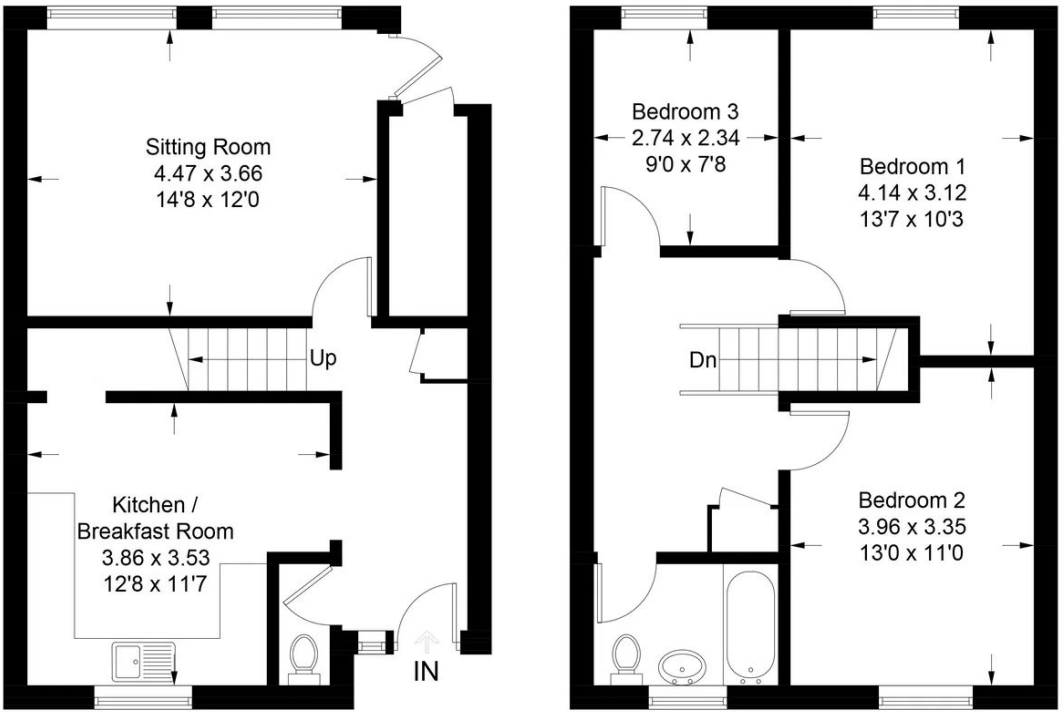
EPC Rating = D (Copy available from the agents upon request).

Council Tax - Band B: £1,762.34 payable per annum 2026/2027

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

10 Ayden Way, Benhall

Approximate Gross Internal Area = 88.2 sq m / 949 sq ft
External Cupboard = 2.5 sq m / 27 sq ft
Total = 90.7 sq m / 976 sq ft



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Produced for Clarke and Simpson

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. It should be noted there is a right of way over the rear of numbers 11 and 12 for access to the front of the property.
9. Parking operates on a first-come, first-served basis.
10. It should be noted that anybody requiring a mortgage should check with their lender first that they will lend on this type of construction.
11. 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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www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
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	