Chartered Surveyors / Estate Agents

Clarke & Simpson

15 Carlton Road, Kelsale, Saxmundham, Suffolk, IP17 2NP

For Sale by Online Auction

A three-bedroom, semi-detached former local authority house in need of renovation and refurbishment in the popular village of Carlton, Saxmundham.

Offers In Excess Of £150,000 Freehold

P7985/B

Summary

Entrance hall, sitting room, dining room and kitchen. Three first floor double bedrooms and a family bathroom.
Outside store and garden to front and rear.
On-street parking.
No onward chain.

For Sale By Timed Online Auction – 28th October 2026

Method of Sale

The property 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 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

15 Carlton Road can be found within the village of Kelsale, just over a mile from the centre of the popular town of Saxmundham. Saxmundham offers excellent shopping facilities, including Waitrose and Tesco supermarkets, independent shops, a primary school, a medical centre and a railway station with connections through to Ipswich and London's Liverpool Street. The unspoilt beauty of the Heritage Coast lies within a few miles and boasts the popular centres of Aldeburgh, Thorpeness, Southwold and Walberswick. Snape, home of the Aldeburgh Festival, is within easy reach, as is the RSPB Minsmere Nature Reserve at Dunwich. The historic town of Framlingham lies about 9 miles to the west with excellent private schooling, and the county town of Ipswich lies about 22 miles to the south-west.

Description

15 Carlton Road is a three-bedroom, semi-detached former local authority house built circa 1946 with brick elevations under a pitched tiled roof, situated in the popular village of Carlton, on the outskirts of the market town of Saxmundham.

The property offers well-proportioned accommodation arranged over two floors, comprising an entrance hall, sitting room, dining room, kitchen and useful ground-floor store. To the first floor are three double bedrooms and a family bathroom.

The house now requires a comprehensive programme of renovation and refurbishment throughout, offering an excellent opportunity for buyers looking to modernise and improve a property to their own requirements.

Further benefits include double glazing and gas-fired central heating throughout.

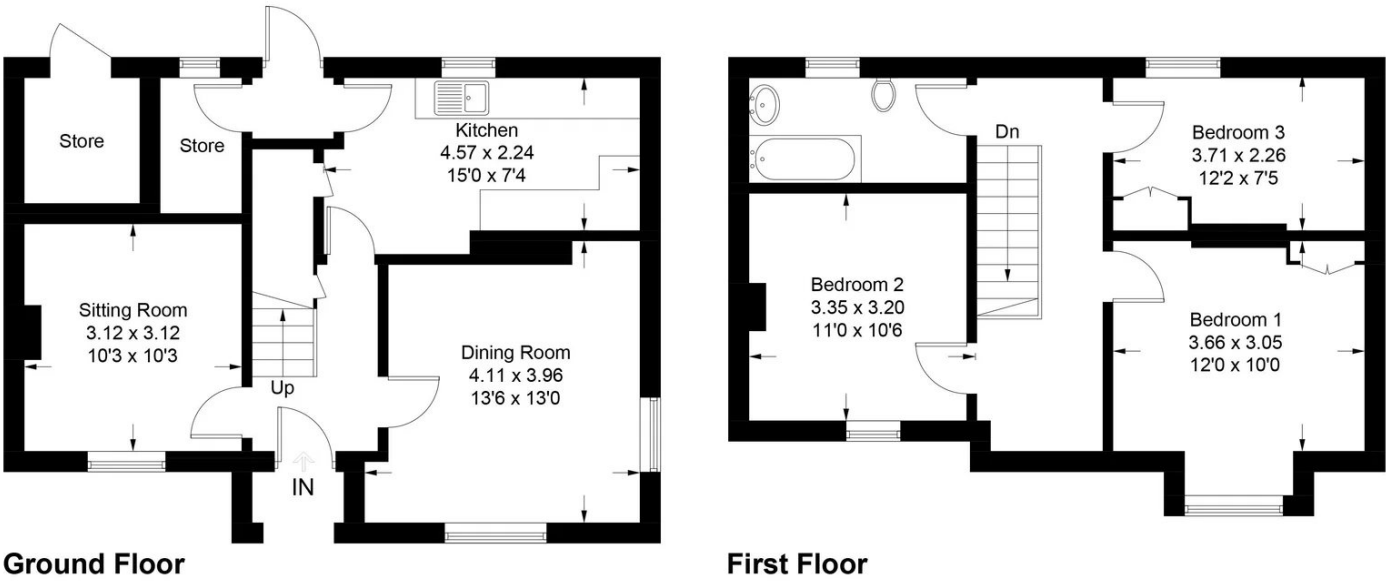
Outside

The property is approached from the highway via a pathway leading through the front garden to the front door. A further pathway runs around the side of the property, providing access to the rear garden.

It should be noted that Flagship will retain part of the garden, with the new boundary positioned one metre from the gable wall. This retained area will be sold separately and is subject to separate negotiation.

15 Carlton Road, Kelsale

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft
External Cupboard = 3.1 sq m / 33 sq f
Total = 102.3 sq m / 1101 sq ft



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Produced for Clarke and Simpson

Directions

Heading north on the A12 from Saxmundham, take the first turning on your right signposted Carlton. Proceed along this road, and the property will be found almost opposite the primary school on the left-hand side identified by a Clarke and Simpson for sale board.

For those using the What3Words app: ///cheeks.curly.awake

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Annual Maintenance Charge The property is subject to an annual ground maintenance charge of £56.72 per annum.

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 = C (Copy available from the agents upon request).

Council Tax Band B: £1,784.42 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.

September 2026

Clarke & Simpson

Well Close Square, Framlingham, Suffolk, IP13 9DU

01728 724200 - option 1

email@clarkeandsimpson.co.uk

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

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	