

For Sale by Informal Tender
A pair of semi-detached cottages
along with a range of substantial
buildings, in grounds of 0.25 acres,
in the centre of Framlingham.

Offers in Excess Of
£400,000 Freehold

Ref: P7656/C

13 & 15 Station Road
Framlingham

Suffolk
IP13 9EA



13 Station Road - Sitting/dining room, kitchen, three first floor bedrooms and bathroom.

15 Station Road - Sitting/dining room, kitchen and shower room. Three first floor bedrooms.

Range of brick and timber buildings and gardens.

Tender date— 31st July 2025.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

13 and 15 Station Road are located in the centre of Framlingham and within walking distance of the market hill. The thriving town centre is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is home to the Crown Hotel and a Co-operative supermarket. Off Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. The town also benefits from various clubs including Framlingham Football Club. The town has previously been voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf courses in Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10.5 miles). There is bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only a short drive from the coast, with popular destinations such as Southwold, Dunwich, Thorpeness and Orford. There is a local train station from Wickham Market (Campsea Ashe) which is approximately 5 miles. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

Description

Both cottages are believed to date from the 19th Century and are of predominantly brick construction under a tiled roof.

13 Station Road has a front door leading into a sitting/dining room which has windows to the front and rear, a storage cupboard, stairs to the first floor landing and door into a kitchen. This has basic high and low level wall units, a sink, and window to the side along with an exterior door. On the first floor are three rooms that can be used as doubles along with a bathroom with airing cupboard.

15 Station Road is accessed via a front door that leads into the sitting/dining room and has windows to the front and rear. There is a fireplace, storage cupboard and stairs to the first floor landing. Off this is an unfitted kitchen with window to the side and door to the exterior. Beyond is a unfitted bathroom. From the first floor landing is access to two double bedrooms, one of which is walk-through to a third bedroom. There is a boiler cupboard housing a Worcester boiler. It is not known if this can be recommissioned.

The rear of the two dwellings is accessed via a vehicular passageway (one of the bedrooms and bathroom of number 13 fly above this) to the yard, buildings and garden. Immediately to the rear of 13 and 15 is a office and an outside WC. There are a number of brick and timber buildings numbered on the plan within the particulars.

- 1 3.5m x 10.9m (11.5' x 35.8').
- 2 Sub-divided into smaller units, with storage above.
- 3 8.6m x 5.2m (28.2' x 17.1') + 2.7m x 6m (8.9' x 19.7') + 2.5m x 5.9m (8.2' x 19.4').
- 4 3.5m x 2.3m (11.5' x 7.6') + 2.2m x 5.3m (7.2' x 17.4').
- 5 5.7m x 7.5m (18.7' x 24.6') + 3.1m x 3.9m (10.2' x 12.8') + 3.1m x 3.9m (10.2' x 12.8').
- 6 7.6m x 5.8m (24.9' x 19').

Beyond the building is an area of garden/yard which contains greenhouses and a further shed. In all, the grounds extend to approximately 0.25 acres.

Informal Tender

On the basis that the property suffered from flooding during storm Babet and could potentially have some future development scope, the property is being offered for sale by Informal Tender. The tender date is the 31st July. Should you decide to submit a Informal Tender, please do so using the following guidelines;

1. Please email your best and final offer/tender to Clarke and Simpson by 5pm on Thursday 31st July. Your offer should be for a fixed amount in £ sterling and it should not make reference to any other offer from another party. Please feel free to telephone Clarke and Simpson to seek confirmation your offer has been received.
2. Please confirm whether your offer is subject to the sale of a property. If it is, please provide details of the selling agent, and as much detail as possible about the chain.
3. If your offer is not subject to the sale of a property, please outline how your proposed purchase is to be funded (if cash, please email proof of funds). If you will be taking a mortgage or bridging loan to purchase the property, please provide a copy of the Agreement In Principle. Should you be taking finance on the property, please confirm your bridging/mortgage company is aware that the property flooded and they have confirmed they will lend on the property.
4. Please state whether your offer is subject to obtaining any surveys.
5. Please confirm whether your offer is subject to any other conditions such as obtaining a successful Pre-App or planning application. It should be noted the sellers are unlikely, at this stage, to consider a subject to planning offer.
6. The sellers will be seeking to exchange contracts and complete as soon as possible. Please confirm your timescales.
7. Please give the details of the solicitor that you will use should you be successful (name/firm/address/telephone number and email address).
8. If you are the successful party, we will need to send you a Biometric ID check and there will be a charge for this service. Please state in whose name the property will be bought, your address/s, email addresses and mobile telephone number/s.

It should be noted whilst our clients intend to accept an offer, they are not bound to do so.

Clarke and Simpson hope that we will be able to let all parties know via email as to whether their offer has been accepted by close of play on the 4th August.

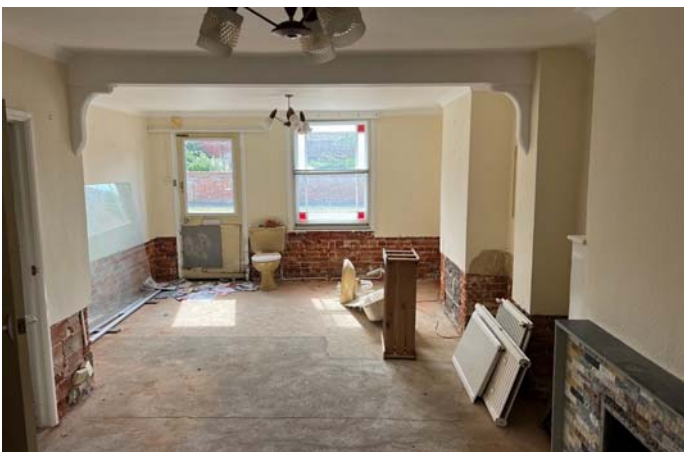


13 Station Road





15 Station Road









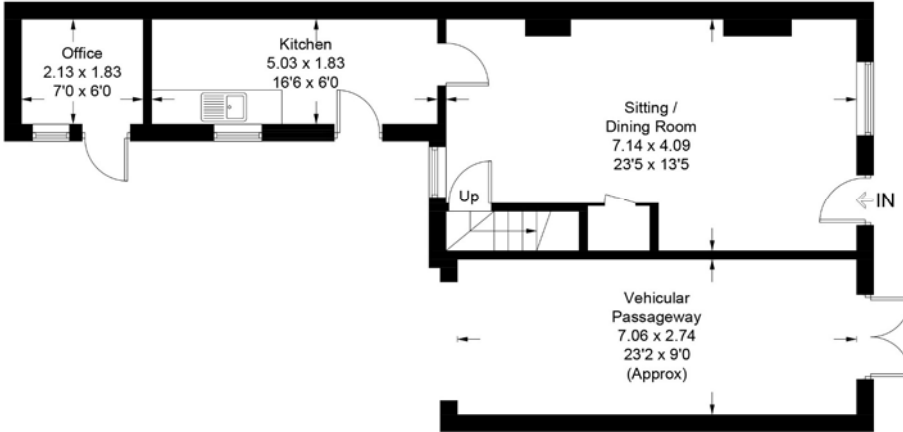
13 Station Road, Framlingham

Approximate Gross Internal Area = 90.3 sq m / 972 sq ft

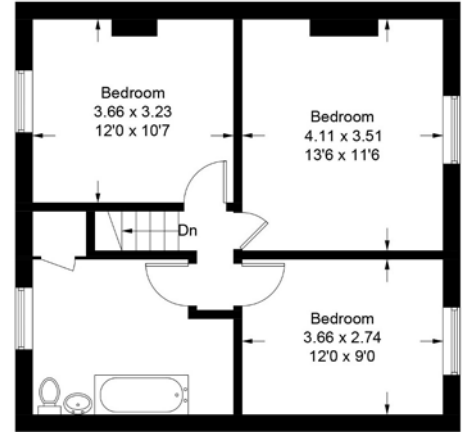
Office = 4.1 sq m / 44 sq ft

Total = 94.4 sq m / 1016 sq ft

(Excluding Passageway)



Ground Floor



First Floor

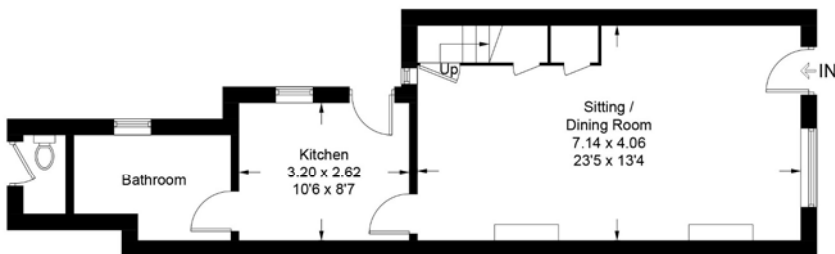
For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

15 Station Road, Framlingham

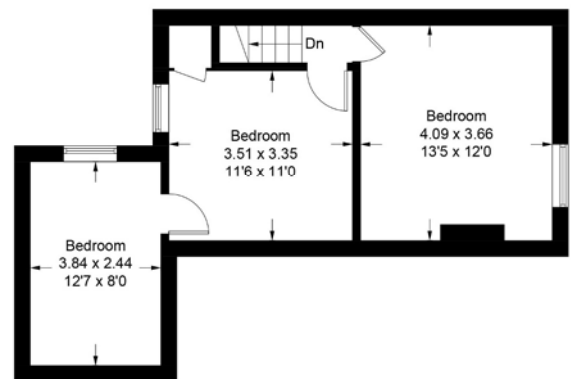
Approximate Gross Internal Area = 82.5 sq m / 888 sq ft

External WC = 1.3 sq m / 14 sq ft

Total = 83.8 sq m / 902 sq ft

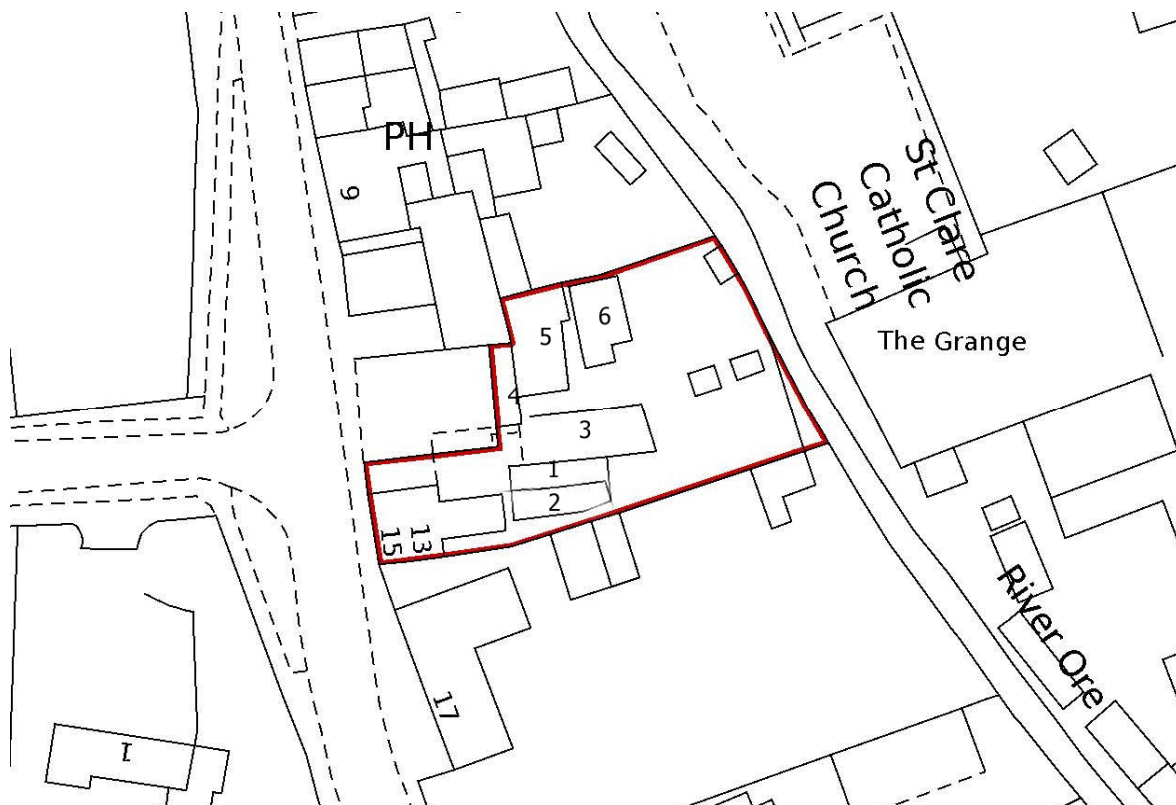


Ground Floor



First Floor

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Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services It is understood that both 13 and 15 have individual mains water, drainage, electricity and gas supplies but this has not been confirmed and interested parties should undertake their own research.

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 Number 13 = E - Number 15 = D (copies available from the agents upon request)

Council Tax Both properties are rated Band B ; £1,747.60 payable per annum 2025/2026

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. As stated in the particulars, the properties flooded during Storm Babet in October 2023. They are not known to have flooded at any other point during the sellers ownership.

4. The adjacent car park used by Clarke and Simpson is not for sale.

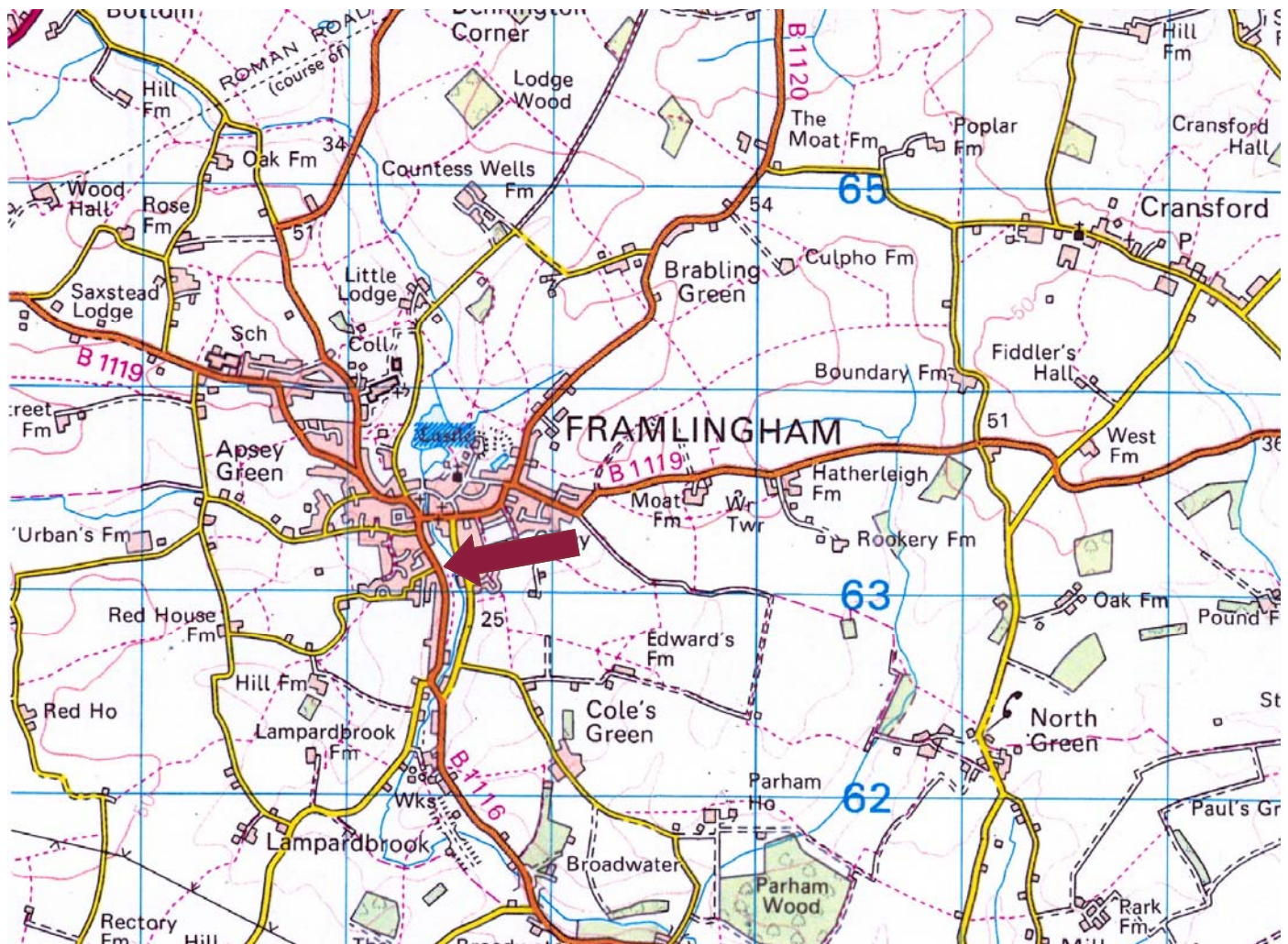
5. It is not the intention of the sellers to agree a sale prior to the tender date, but they reserve the right to do so.

July 2025

Directions

From the agents office in Well Close Square proceed along Station Road and having passed the Railway Pub on the left hand side, numbers 13 and 15 Station Road will be found on the left hand side.

What3Words location: [///resurgent.guru.supper](http://resurgent.guru.supper)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.