

For Sale by Online Auction
A three-bedroom semi-detached
house located down a small lane in
the popular coastal village of
Walberswick.

Guide Price
£300,000 Freehold
Ref: P6798/B

2 Church Lane
Walberswick
Southwold
Suffolk
IP18 6UZ



Entrance hall, sitting room, kitchen/breakfast room and ground floor bathroom.

Three first floor bedrooms.

Garden to front, side and rear.

Parking space.

No onward chain.

For Sale By Timed Online Auction - 30th July 2025

Contact Us



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Method Of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 30th July 2025 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 28th August 2025. 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 "wet" signs a copy of the Flagship Declaration of Interest Form. Please contact the agent for further details.

Location

2 Church Lane is located down a small lane, opposite the church, in the pretty coastal village of Walberswick. It is well known for its unspoilt sand and shingle beach, grassy dunes and surrounding heathland. It boasts tea rooms, public houses, a village shop and art gallery. A foot ferry operates during the summer months, taking walkers and holiday makers to the popular town of Southwold.

Southwold is home to a thriving high street, numerous pubs and restaurants, a harbour, beach and pier. The coastline either side of the town is amongst the most unspoilt in the country, while the surrounding countryside of the Suffolk Heritage Coast is designated an Area of Outstanding Natural Beauty and includes such attractions as Dunwich Forest, RSPB nature reserve at Minsmere, Henham Park and the Benacre and Covehithe Broads.

There are further local amenities in Halesworth (9 miles to the west) and Lowestoft (18 miles to the north), with all the facilities one would expect from a larger town. Both also offer access to branch line rail services running to the county town of Ipswich and beyond to London Liverpool Street.

Description

2 Church Lane is a semi-detached former local authority house with redbrick elevations under a tiled roof. It was built in 1969 and has well laid out accommodation over two storeys. It comprises entrance hall, sitting room, kitchen/breakfast room, downstairs bathroom and three good-sized first floor bedrooms. The property benefits from double-glazing throughout and an external floor-mounted oil-fired boiler to rear. It is presented in fair condition, albeit a schedule of refurbishment may need to be carried out. The property has the space and scope for further development subject to obtaining the relevant consents.

Outside

The property is approached from the lane via a parking space and path. The front garden is mainly laid to lawn with established shrubs and hedged boundaries. The garden continues to the side of the property, leading to the rear garden, which is enclosed by close boarded fencing. This area is mainly laid to lawn with concrete hardstanding abutting the rear of the property. There is a brick-built outhouse, which is useful for storage, and an external oil-fired boiler.





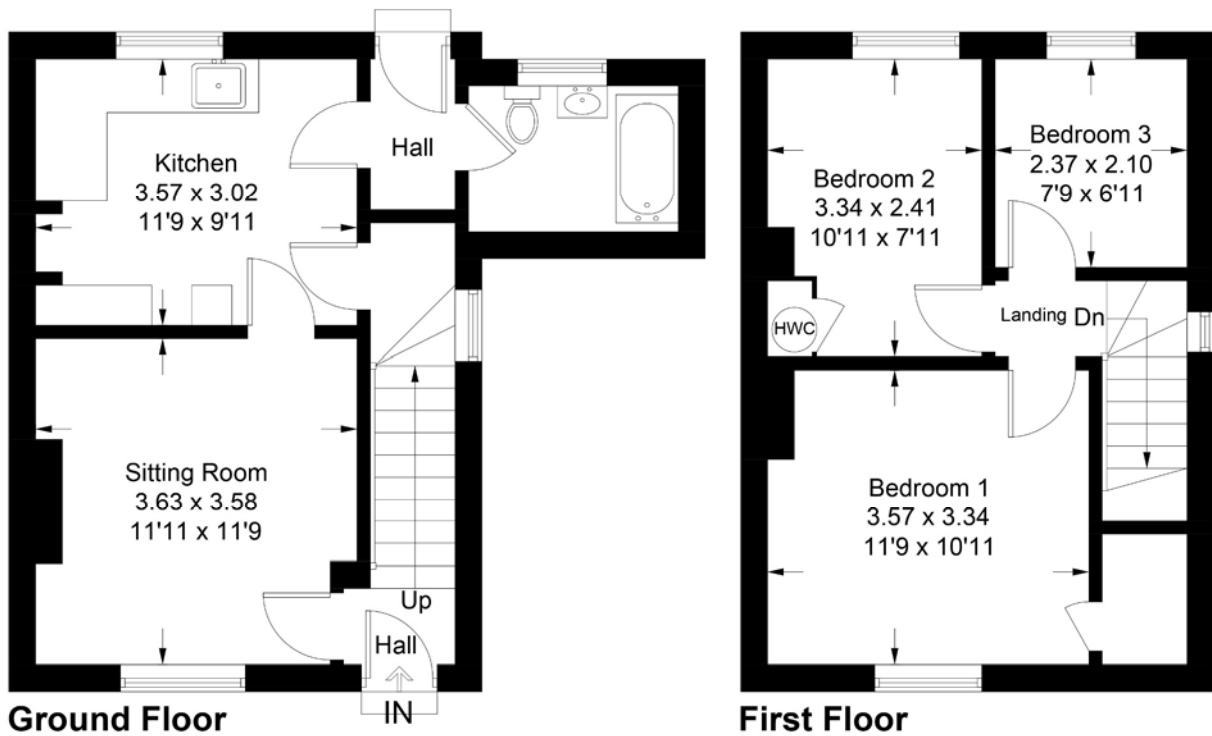


Indicative Site Plan



2 Church Lane, Walberswick

Approximate Gross Internal Area = 68.3 sq m / 735 sq ft



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

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil fired central heating.

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>

Annual Ground Maintenance Charges The property has an annual grounds maintenance fee of £104.87

EPC Rating = D (Copy available upon request)

Council Tax Band C; £1926.49 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

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 - £900 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. There is a current annual grounds maintenance charge for the communal lane of £104.87 payable by the new owner and any subsequent owners of 2 Church Lane.

July 2025

Directions

In Blythburgh and take the right hand turning onto the B1387, signposted to Walberswick. At the junction with the B1125, turn left and then immediately right to remain on the B1387 and continue towards Walberswick and into the village. Upon reaching the church on the left hand side, take the left hand turn immediately before it. There is a single parking space on the left and a path leading to the house.

For those using the What3Words app: [///pursue.teams.surfacing](http://pursue.teams.surfacing)



Need to sell or buy furniture?

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



DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Address of Property:.....

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.

1	Name of person completing the form	
2	Date of Declaration	
3	Are you either: -	
a	An employee of Flagship Housing Limited?	Yes/No
b	A board member of Flagship Housing Limited?	Yes/No
c	A principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business?	Yes/No
d	An employee of the Local Authority or member of a Town and Parish Council or likeminded organisation working in partnership with Flagship Housing Limited?	Yes/No
e	Related to someone who falls into the category of a), b) c) or d) above?	Yes/No
f	A close personal friend of someone who falls into the category of a), b) or c) above?	Yes/No
4	If you have answered yes to Question 3 please provide the name(s) of the individuals concerned below.	
5	Buyers Status First Time Buyer / Investor / Owner-Occupier / Other (please state):	
6	Signed	



Buyer Qualification

Buyer/s name/s:

Purchased property address:

Purchaser type: (Circle the correct response)

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other: (Please provide details below)

Funding: (Circle the correct response)

Mortgage

Bridging Loan

Cash/Cash from sale

Gift

Other: (Please provide details below)

I confirm that I can meet the 28 days deadline for completion as noted on the auction agreement.

Signed: