

For Sale by Online Auction

A three bedroom, end of terrace, former local authority house of non-standard utility construction, located in the popular village of Kelsale on the outskirts of the market town of Saxmundham.

Offers in Excess Of
£100,000 Freehold
Ref: P7675/B

19 Beaumont Cottages
Kelsale
Saxmundham
Suffolk
IP17 2NW



Entrance hall, sitting/dining room, kitchen and rear lobby.
Three first floor bedrooms, bathroom and separate WC.
Open-plan gardens to front and rear.
Driveway providing off-road parking for two vehicles.
Lockable outside store.

No onward chain.

For Sale By Timed Online Auction - 30th September 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

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on 30th September 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 October 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

The property 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

19 Beaumont Cottages is a former, three bedroom, end of terrace, local authority house of non-standard utility construction sitting on generous gardens which open to the front and rear and are mainly laid to lawn.

The accommodation is well laid out over two floors and is now in need of refurbishment and renovation. The front door leads into the entrance hall where there are stairs that rise to the first floor landing with wall mounted radiator and a door to the sitting/dining room. This is a good size dual aspect room with windows to the front and rear, wall mounted radiators and a further door through to the kitchen. The kitchen has windows to the rear, a matching range of fitted wall and base units, stainless steel single drainer sink unit with taps over and tiled splashbacks to roll top worksurfaces and a wall mounted gas-fired Vaillant boiler. There is space for appliances and an electric cooker. A door from the kitchen leads to the hall where there is understairs storage and a partially glazed external door to the side providing access to the front and rear gardens.

Stairs rise to the first floor landing with window to the side and access to the loft. There are doors from the landing to the bedrooms and family bathroom. Bedroom one is a good size double room with windows to the front, built-in airing cupboard with pre-lagged water cylinder and slatted shelving and wall mounted radiator. Bedroom two is a further good size double room with window to the rear and wall mounted radiator. Bedroom three is a reasonably sized single room with windows to the front and wall mounted radiator. The family bathroom comprises a panel bath with mixer tap over and handheld shower attachment, pedestal handwash basin, wall mounted radiator and obscured window to the rear. There is a separate WC with low-level WC, wall mounted radiator and obscured windows to the side.

The property benefits from UPVC double glazing and gas-fired central heating throughout.

Outside

The property is approached from the highway via a pathway leading through lawned gardens to the front door and also a pathway from the side to the rear door. There is a driveway providing off-road parking for two vehicles towards the rear of the plot. The gardens are mainly open-plan and are partially bounded by low-level fencing and hedging to the side. In the rear garden there is some close board fencing and two timber sheds. There is also a lockable outside store.









19 Beaumont Cottages, Saxmundham

Approximate Gross Internal Area = 80.2 sq m / 863 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, gas and electricity.

Annual Maintenance Charge The property has an annual grounds maintenance fee of £157.17.

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).

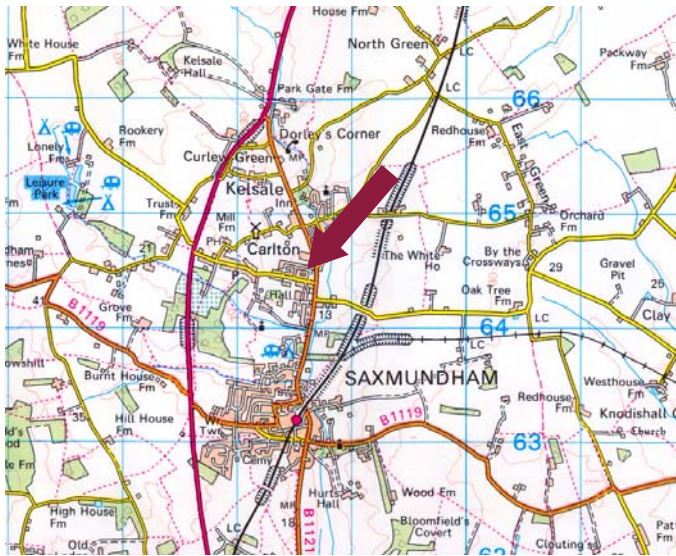
Council Tax Band A; £1,459.75 payable per annum 2025/2026.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 03330 162000.

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.

August 2025



Directions

Leaving Framlingham on Saxmundham Road, passing through the villages of Sweffling and Rendham until you reach the junction with the A12. Head north bound on the A12 and take the first turning on your right signposted Carlton. Continue towards the bottom of the hill. With the primary school on your right take the turning on your left into Beaumont Cottages where the property can be found on the right hand side identified by a Clarke and Simpson For Sale board.

For those using the What3Words app:
///done.crumple.barman



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

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)*.

1	Name of individual completing DOI		
2	Date of declaration		
3	Please answer the following questions by crossing out Yes/No as appropriate		
3a	Are you a current employee of Flagship Housing Limited?	Yes	No
3b	Are you a current board member of Flagship Housing Limited?	Yes	No
3c	Are you a principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business	Yes	No
3d	Are you an employee of the Local Authority or member of a Town or Parish Council or other likeminded organisation working in partnership with Flagship Housing Limited?	Yes	No
3e	Are you related to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
3f	Are you a close personal friend to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
4	If you have answered 'Yes' to any of Q3, please detail the name(s) of those concerned		



5	Signed	
---	--------	--

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:

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		



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: