

A three-bedroom semi-detached former local authority house, situated in the popular village of Orford, on Suffolk's Heritage Coast.

Guide Price
£275,000 Freehold
Ref: P7247/B
8 Town Farm Estate
Orford
Woodbridge
Suffolk
IP12 2LS



8 Town Farm Estate is being marketed exclusively for 28 days to those who can demonstrate a connection with the parish of Orford and Gedgrave. This period will end on 8th April 2024.

Hallway, sitting room, kitchen/dining room, utility room, bathroom, cloakroom and adjoining cabin.

Three first floor bedrooms and dressing room.

Good-sized garden of approximately 0.14 acres.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

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

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

Location

8 Town Farm Estate is located within walking distance of all that Orford has to offer. Orford is considered to be one of East Suffolk's most desirable villages, with shops, cafes, pubs and restaurants. It boasts the Pump Street Bakery, which was a finalist in the BBC Food and Farming Awards, and Butley Orford Oysterage, which is run by the Pinney family. There are various pubs including The King's Head, the Jolly Sailor and The Crown & Castle. The village also has a distinct twelfth century castle where one can visit the keep and climb to the top of the tower for beautiful views of the estuary, spit and out to sea. There is sailing on the Ore River and dining cruises on the Lady Florence. The quay is popular for the Riverside Tea Room, crabbing and walking on the river wall. It is also home to Orford Sailing Club. Within easy driving distance are Snape, Aldeburgh, Woodbridge and Wickham Market. Trains to London's Liverpool Street connect at Ipswich, Woodbridge, Melton and Wickham Market.

Description

8 Town Farm Estate is a three-bedroom semi-detached former local authority house of predominantly brick construction under a tiled roof. The property occupies a good-sized plot and is set back from the road. The dwelling now requires a schedule of renovation and refurbishment.

Method Of Sale

8 Town Farm Estate will be marketed exclusively for a period of 28 days to those who can demonstrate a connection with the parish of Orford and Gedgrave. This period will end on 8th April 2024. To apply, interested parties will need to be in a position to proceed and be able to supply to the selling agent proof of funds and/or an Agreement in Principle for mortgage purposes. Applicants will also be asked to explain/prove their connection to the parish.

The vendor requires offers to be accompanied by a Declaration of Interest Form, which is also included within these particulars and needs to be completed by hand. Please see 'Notes' towards the end of these details for further information regarding the buying process.

The Accommodation

The House

Ground Floor

The front door opens to the

Hallway

Stairs to the first floor landing with understairs recess. Night storage heater. Door to the kitchen and further door to the



Sitting Room 12'5 x 11'4 (3.78m x 3.45m)

North-east and south-east facing windows. Fireplace. Night storage heater.



Kitchen 18'8 x 11'2 (5.69m x 3.40m)

Fitted with low-level wall units. One and a half bowl sink with drainer and mixer taps above. Tiled flooring. An opening leads to the rear hallway, and a further opening leads to the





Cabin 11'0 x 11'0 (3.35m x 3.35m)
This is of timber construction and tagged on to the house.



Rear Hallway

Partially glazed south-east facing door to the exterior. Doors lead off to the utility room, bathroom and cloakroom.

Utility Room 9'4 x 7'0 (2.84m x 2.13m)

North-east and south-east facing windows. One and half bowl stainless steel sink with drainer and mixer taps above.

Bathroom

South-west and north-west facing windows. Partially tiled and comprising bath and hand wash basin.



Cloakroom

South-east facing window. WC and tiled flooring.

The stairs in the ground floor hallway rise to the

First Floor

Landing

Hatch to roof space and doors to the bedrooms.

Bedroom One 11'5 x 8'5 (3.48m x 2.57m)

North-east facing window. Night storage heater. Built-in wardrobe. An open doorway leads to the

Dressing Room 11'5 x 6'3 (3.48m x 1.90m)

This is divided from Bedroom One by what appears to be a stud wall. It is anticipated that a buyer may choose to incorporate this area into the main bedroom. South-east facing window.

Bedroom Two 11'2 x 9'5 (3.40m x 2.87m)

South-west facing window to the rear of the property. Cupboard housing the lagged hot water cylinder.

Bedroom Three 8'7 x 8'0 (2.62m x 2.44m)

South-west facing window to the rear of the property.



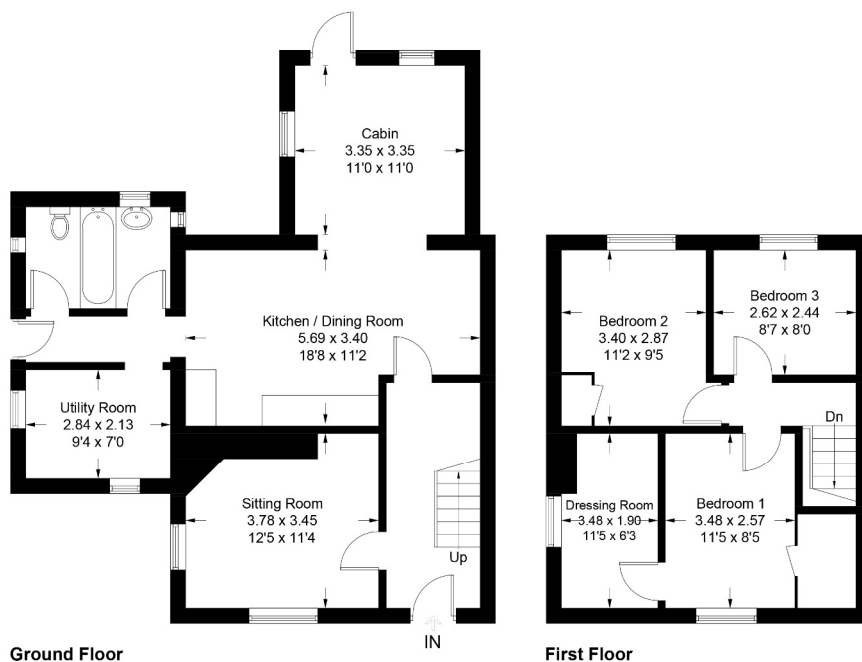
The Outside

The property has grounds to the north-east, south-east and south-west which extend to approximately 0.14 acres. This is mainly laid to grass. There is ample space to create parking.



8 Town Farm Estate, Orford

Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft
(Excluding Cabin)



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, electricity and drainage connected. Night storage heaters.

Council Tax Band B; £1,565.99 payable per annum 2023/2024.

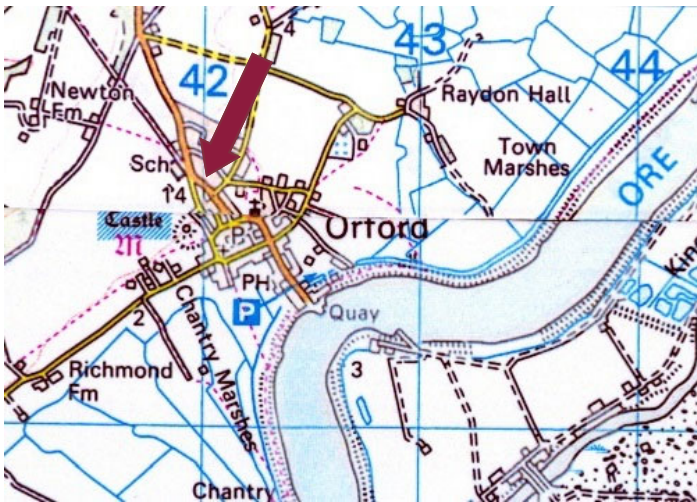
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

EPC Rating E (copy available from the agents upon request)

NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents 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.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. The vendor, Flagship Housing, requires offers to be accompanied by a completed Declaration Of Interest form, which can be obtained from the agent. This needs to be printed and completed by hand, but can then be scanned/photographed and emailed to Clarke & Simpson.
4. 8 Town Farm Estate will be marketed exclusively for a period of 28 days to those who can demonstrate a connection with the parish of Orford and Gedgrave. This period will end on 8th April 2024. Furthermore, the property must be marketed for a minimum period of 14 working days before any offers will be considered or accepted by the vendor (this allows them to demonstrate that they have achieved best value).
5. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.
6. There is an grossment fee of £120 payable by the purchaser upon completion.
7. Flagship Group has informed the agent that there may be a covenant upon the garden of the property. Please speak to the agent for further information.

March 2024



Directions

Entering Orford on the B1084, take the second road on the left hand side onto Town Farm Estate. Bear round to the right where number 8 will be found on the right hand side.

For those using the What3Words app:
///crows.loving.finds



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

This declaration is designed to prevent conflicts of interests between Flagship Housing Group and prospective buyers of property from Flagship Housing Group.

As a result of this declaration Flagship Housing Group may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Group or if you are a contractor, consultant or supplier to Flagship Housing Group 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 Group.

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 Group 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 Group	Yes/No	
	b) A board member of Flagship Housing Group	Yes/No	
	c) A principle proprietor, director or employee of any company, firm or practice with which Flagship Housing Group does business	Yes/No	
	d) Related to someone who falls into the category of a), b) or c) above?	Yes/No	
	e) 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	Signed	