

*For Sale by Online Auction*  
*A former Foresters Hall (community hall)*  
*incorporating a two bedroom house with*  
*residential status, located in the heart of*  
*the popular town of Framlingham.*

Offers In Excess Of  
£275,000 Freehold  
Ref: P7409/B

6 Albert Road  
Framlingham  
Suffolk  
IP13 9EQ



Foresters Hall - Entrance, large open plan hall, ladies and gents WCs, kitchen, large store, cellar and kitchenette.

House - sitting room, two first floor bedrooms, bathroom and a separate WC.

Off-road parking for one vehicle.

**For Sale By Timed Online Auction 18th October 2024**

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 18th October 2024 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 occurring 20 working days thereafter. 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 Kersey solicitor of 32 Lloyds Avenue, Ipswich, Suffolk. IP1 3HD for the attention of Jane Riley Email: jane.riley@kerseys.co.uk. Tel. 01473 407122. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## **Location**

Framlingham is home to a good selection of independent shops and businesses, including cafes, a bakery, hairdressers, antique shops, a travel agent, hardware shop and delicatessen. It is also home to the Crown Hotel and Co-Operative supermarket, both of which are in easy walking distance of the property. The market is held twice weekly on the hill with a good range of stalls, including fishmongers, cheese and vegetable stalls. Framlingham is perhaps best known for its magnificent castle and mere, which provide open countryside in the centre of the town. Away from the centre of the town are a number of other businesses providing day-to-day services, including a medical centre, vets and schools. Both Sir Robert Hitcham's Primary School and Thomas Mills High School are highly regarded by the local community. The historic church is close to the property and holds regular services.

In the wider area there is the world-famous Snape Maltings Concert Hall and RSPB Minsmere, and, of course, it is easy to get to the beautiful Suffolk coast, with the popular seaside towns of Southwold, Aldeburgh and Orford being within easy reach by car. The county town of Ipswich is approximately 18 miles away and from here there are regular train services to London Liverpool Street station that take just over an hour. There is also the East Suffolk trainline from Campsea Ashe, along with regular bus services to Ipswich as well. The bus stop is close to the property.

## **Description**

6 Albert Road, Framlingham is an unusual property consisting of a former Foresters Hall (former community hall) now with residential status and incorporating a two bedroom house.

The property was purchased by the current vendors with the intention of renovating and remodelling, but due to a change of circumstances is being offered with potential to redevelop, subject to gaining any relevant planning permissions and consents.

The accommodation comprises a porch, meeting hall, store room, sitting room, former bar area, ground floor cellar area, kitchen and WCs on the ground floor. On the first floor there is a large double bedroom, a single bedroom, bathroom and separate WC.

Outside there is a small rear courtyard with a pathway to the rear of the building giving access to Albert Road. There is also a single off-road parking space.









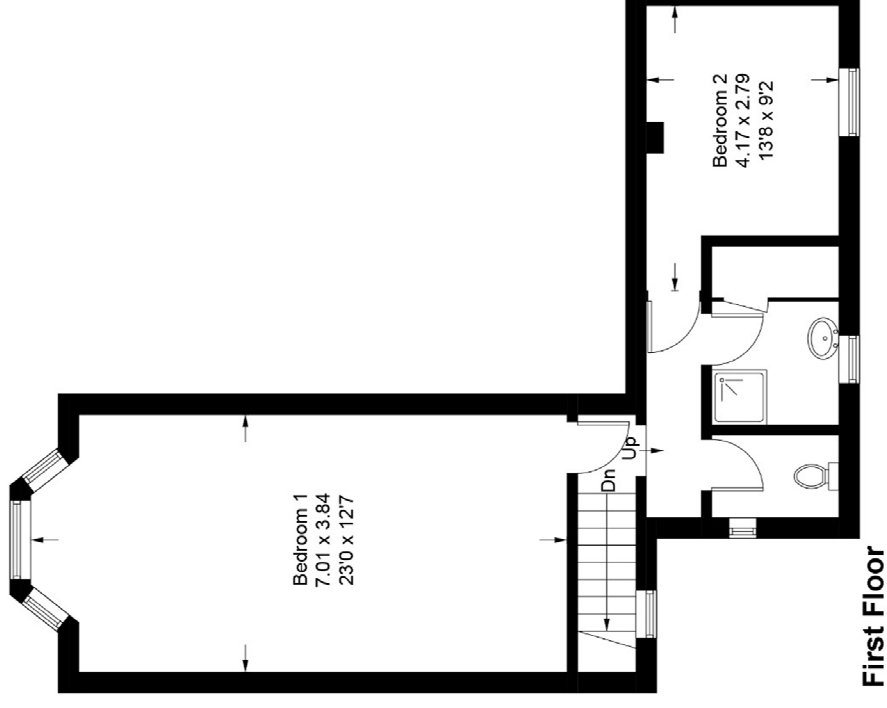
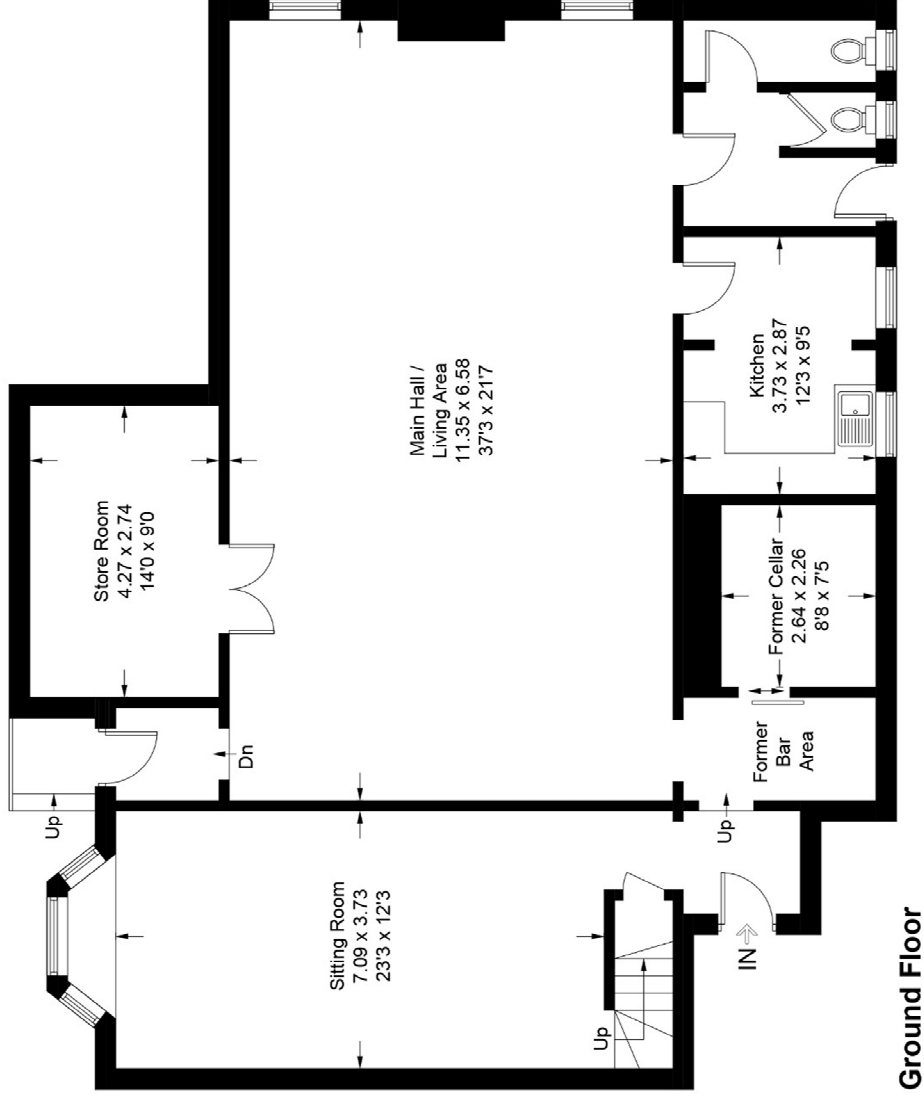






# 6 Albert Road, Framlingham

Approximate Gross Internal Area = 210.6 sq m / 2267 sq ft  
(Including Garage)



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, electricity and gas.

*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* = E (full report available from the agent).

*Council Tax* Band D; £2,146.46 payable per annum 2024/2025.

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

## NOTES

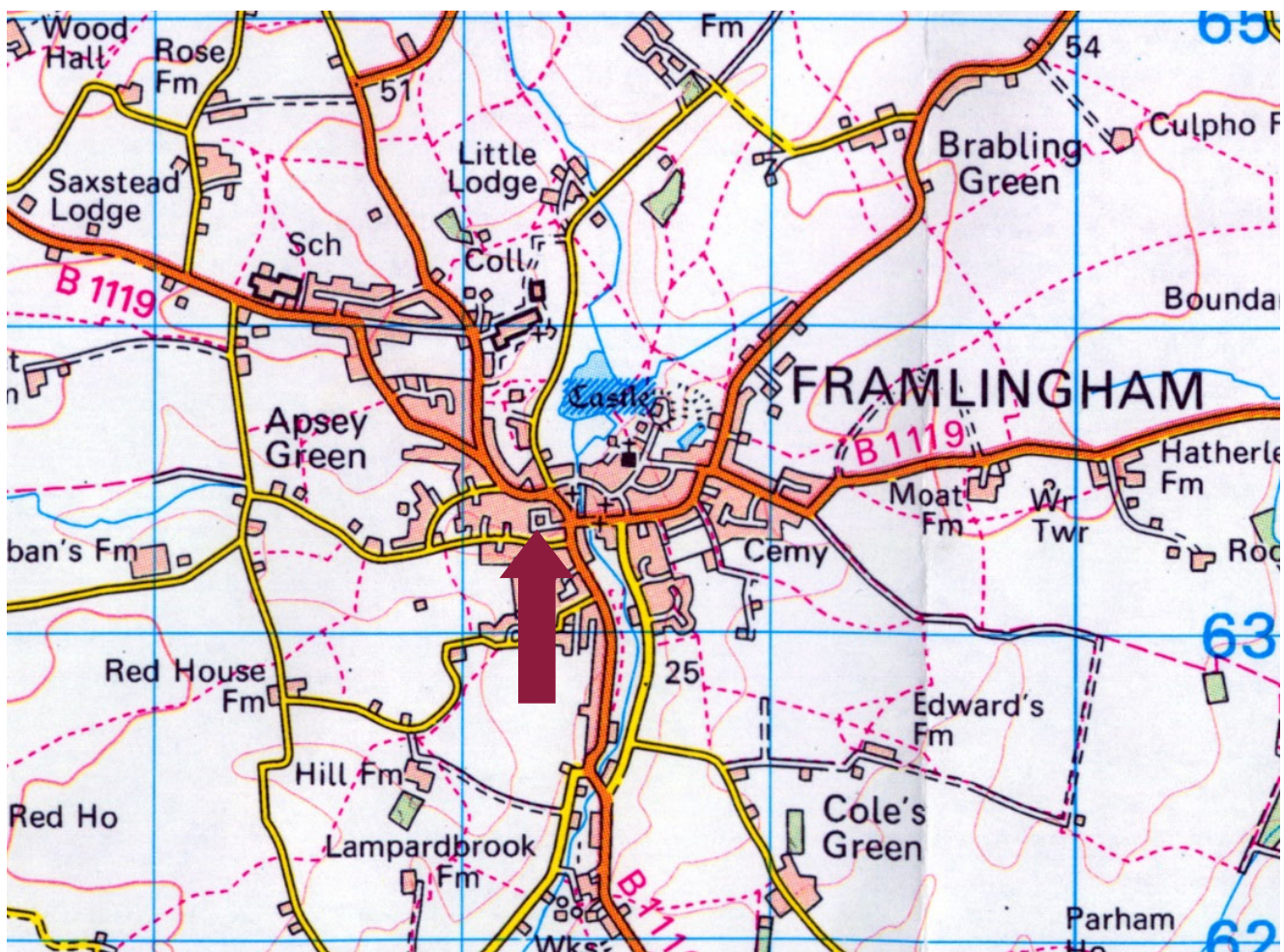
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.
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. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*September 2024*

## Directions

From the agent's office in Well Close Square, bear left into Station Road taking the first right into Albert Road and the property can be found a short distance on the right hand side, identified by a Clarke and Simpson For Sale Board.

For those using the What3Words app: [///crisp.fizzled.galloping](https://www.what3words.com/#!/crisp.fizzled.galloping).



Need to sell or buy furniture?

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