

*For Sale By Online Auction*  
*A Grade II Listed five bedroom detached*  
*period house in need of complete*  
*renovation, situated in a rural location*  
*with grounds of 1.71 acres and a*  
*detached barn.*

Guide Price  
£425,000 Freehold  
Ref: B214A/JG

Uplands House  
Manor Road  
Clopton  
Suffolk  
IP13 6SH



Grade II Listed, thatched house in need of modernisation and complete renovation.

Hallway, dining room, sitting room, study and kitchen with pantry

Five first floor bedrooms with family bathroom and en-suite

Detached barn

Grounds of approximately 1.71 acres.

**For Sale By Timed Online Auction - 19th November 2024**

Contact Us



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Framlingham  
Suffolk IP13 9DU  
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London SW1A 1NS

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## **Method of Sale**

The property is offered for sale by Unconditional Timed Online Auction on 19th November 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 vendor's solicitor has prepared an Auction Legal Pack. This is 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 solicitors are Prettys Solicitors LLP; 6th Floor, St Vincent House, 1 Cutler Street, Ipswich IP1 1UQ Tel: 01473 232121; For the attention of Joesph Jordan, email: jjordan@prettys.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## **Location**

Uplands House is located in the rural village of Clopton. The thriving town of Framlingham is approximately 8 miles from the property and is perhaps best known for its fantastic medieval castle, as well as being home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket and a twice weekly market. Off the 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. There is also Framlingham College, which is served by its prep school, Brandeston Hall, some 6 miles away.

The Suffolk Heritage Coast, Woodbridge and Ipswich are all within short drives, offering the concert hall at Snape Maltings, RSPB Minmere, beaches at Southwold, Walberswick, Thorpeness and Aldeburgh, and ample opportunities for sailing and golf. Ipswich is about 16 miles to the south-west and here, there are direct trains to London's Liverpool Street Station scheduled to take just over an hour.

## **Description**

Uplands House is a Grade II Listed period dwelling of timber framed construction under a thatched roof. The property is in need of a full refurbishment and renovation programme, following a number of years unoccupied. The house extends to 2,500 sq.ft in total with accommodation arranged over two floors.

On the ground floor are three main reception rooms, a kitchen/breakfast room, pantry, study and rear lobby. Two staircases provide access to the first floor where you will find five bedrooms in total. Four of these bedrooms could accommodate a double bed, with the fifth bedroom a good sized single room. Also on the first floor is a family bathroom and en-suite shower room, both in need of modernisation.

According to the Listing Schedule, Uplands House is believed to date from the early 16th Century with later additions and alterations in the 1930s. The Listed Building Entry Number: 1198369.

## **Outside**

The gardens are mature and mostly wild, offering a great degree of privacy. The gardens wrap around the house and are predominantly laid to lawn with a number of trees and shrubs. In all it extends to approximately 1.71 acres. There is a large timber framed barn which could provide an interesting space for a number of uses subject to planning permission.

The property is approached from Manor Road. Please note that a right of way for the neighbouring property crosses the subject property as marked A-B on the site plan.











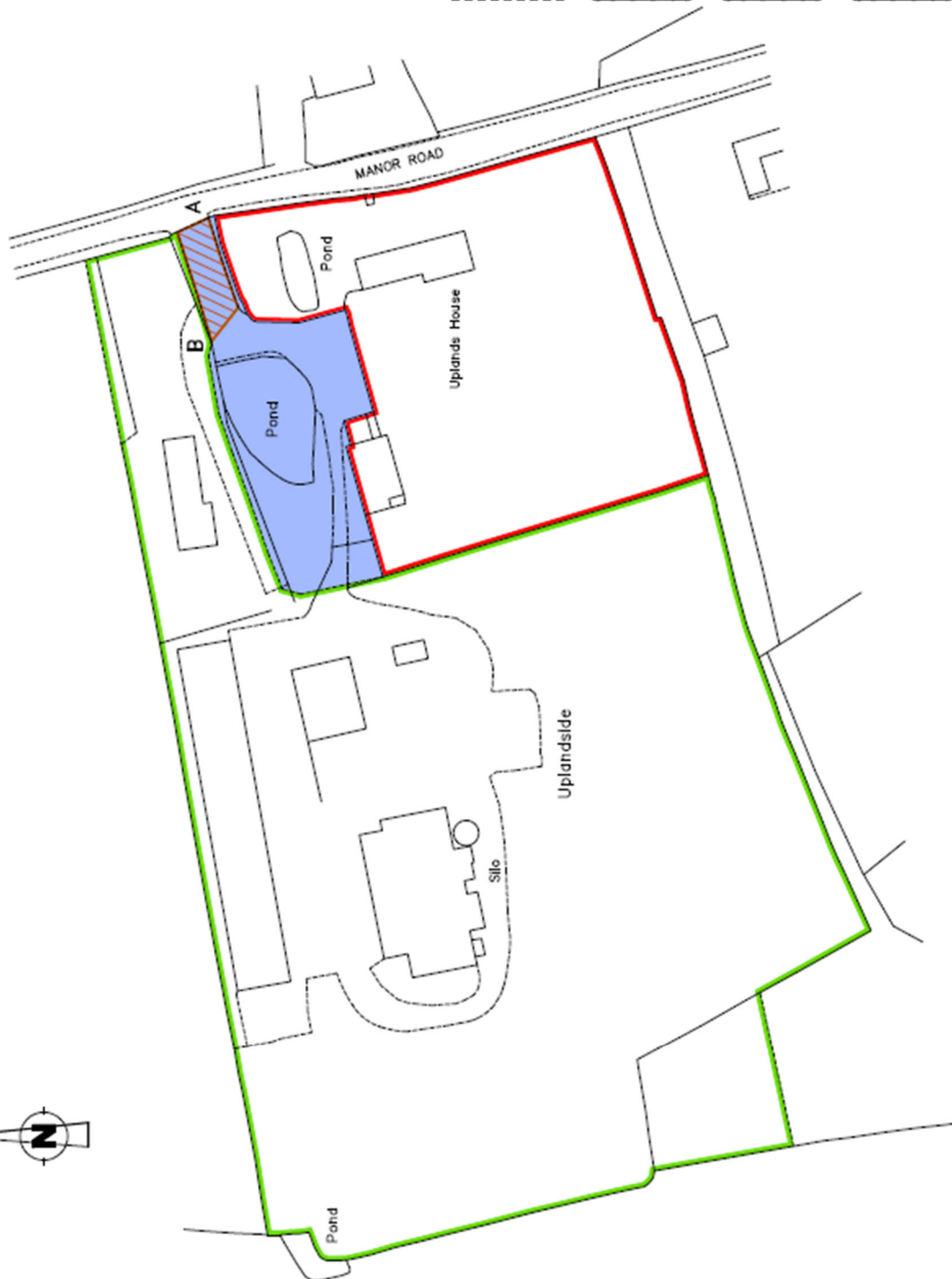








# Site Plan



Key:

- SK236613 – Existing registered title
- Land being retained
- Land going for 1st registration (Area = 0.39 acres / 0.16 hectares)
- Road accessway



**A&B SURVEYS**

12 HIGHFIELDS,  
BENTLEY,  
IPSWICH,  
SUFFOLK, IP9 2BP.  
TEL: 01473 311962 FAX: 05603 109350  
E-mail: info@absurveys.co.uk  
web: www.absurveys.co.uk

**JOB**  
LAND ASSOCIATED WITH UPLANDS HOUSE,  
MANOR ROAD, CLOPTON,  
SUFFOLK, IP13 6SH.

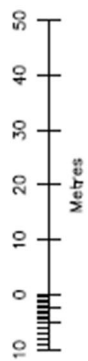
**CLIENT**  
CLARKE & SIMPSON

**DRAWING**  
LAND REGISTRY PLAN

**DRG. No.**  
LS6592/1b

**SCALE**  
1:1250@A4

**DATE**  
SEPT 2024



Member of the UK Land & Hydrographic  
Survey Association Limited

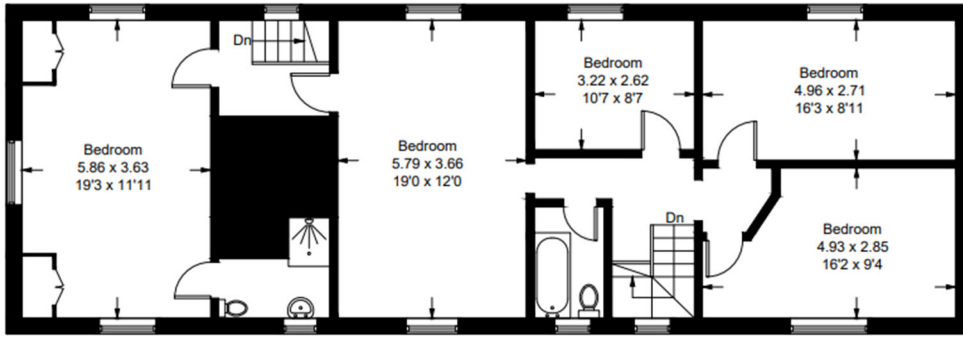


# Uplands House, Clopton

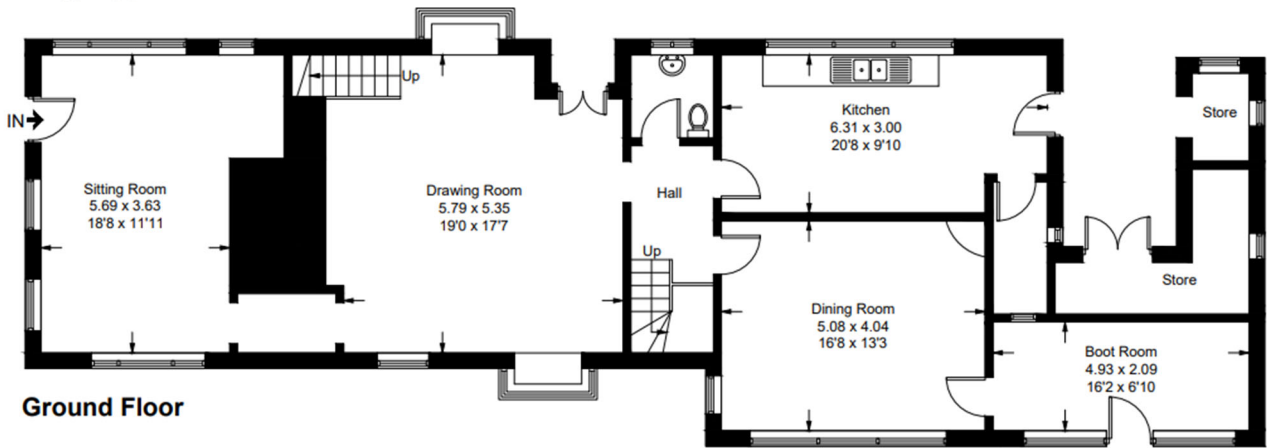
Approximate Gross Internal Area = 232.2 sq m / 2499 sq ft

Stores = 8.0 sq m / 86 sq ft

Total = 240.2 sq m / 2585 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1128848)







*Viewing* Strictly by appointment with the agent.

*Services* We are informed mains water and electricity are connected and that the property benefits from a private drainage system. Interested parties should make their own enquiries regarding services.

*EPC* N/A (as Grade II Listed)

*Council Tax* Band G; £3,452.02 payable per annum 2024/2025

*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. 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. Whilst some other items may be cleared at the property, anything left upon completion will become the responsibility/ownership of the buyer

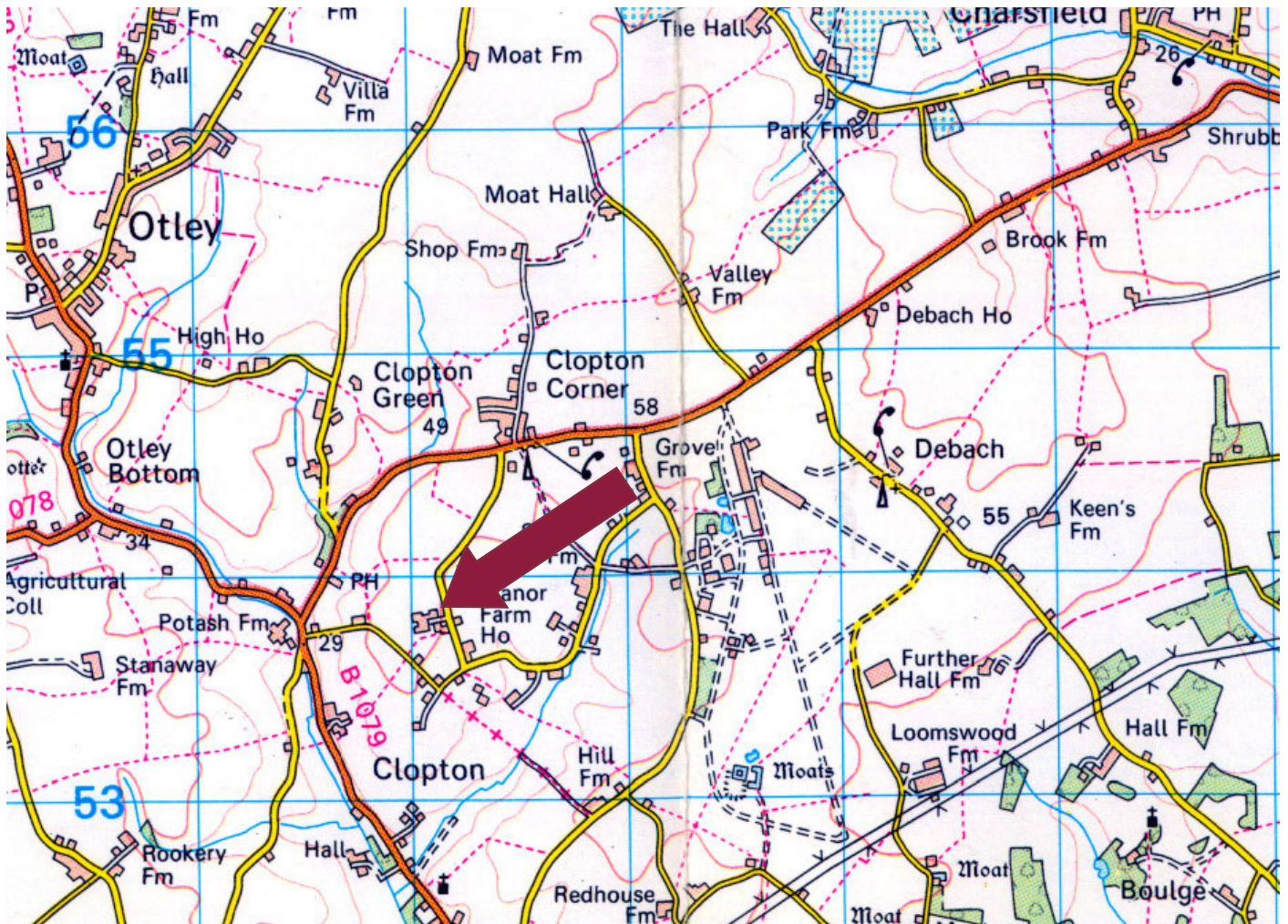
*October 2024*



## Directions

From the B1078 at Clopton Village Hall head south on Manor Road for approximately 1/2 a mile where the property will be found on the right hand side adjoining Uplandside trading estate.

What3Words location: ///composer.passing.sketching



Need to sell or buy furniture?

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