

*For Sale by Online Auction*  
*A three bedroom semi-detached former local authority house, located in the heart of the village of Knodishall, a short drive from the Heritage Coast at Aldeburgh and Thorpeness.*

Offers in Excess of  
£100,000 Freehold  
Ref: P7490/B

5 Whinlands  
School Road  
Knodishall  
Saxmundham  
Suffolk IP17 1TT



Entrance hall, sitting room, kitchen/breakfast room and utility room.

Three first floor bedrooms, bathroom and separate WC.

Front and rear gardens.

Off-road parking for two/three vehicles.

**For Sale By Timed Online Auction - 20th January 2025**

Contact Us



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## **Method of Sale**

The property is being offered for sale by Unconditional Timed Online Auction on 20th January 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 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 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" sign a copy of the Flagship Declaration of Interest Form and Buyer Qualification Form. Please contact the agent for further details.

## **Location**

5 Whinlands is situated in the centre of the village of Knodishall, which is about 3 miles from the coastal town of Aldeburgh. The village itself has a shop, garage, public house and a primary school. Secondary schooling is available in Leiston - Alde Valley Academy. There are further facilities in Saxmundham, approximately 5 miles away, including supermarkets, as well as rail services to Ipswich and some direct trains through to London's Liverpool Street station. The Heritage Coast is within 2 miles with the popular coastal resorts of Thorpeness, Aldeburgh and Southwold a short distance away. The county town of Ipswich lies about 20 miles to the south-west.

## **Description**

5 Whinlands is a three bedroom, semi-detached, former local authority house, built in circa 1945, which is of non-standard 'Unity Construction'. The property has well laid out accommodation, but is now in need of refurbishment and redecoration. The property benefits from gas fired central heating and double glazing throughout.

From the entrance hall there is a door off to the sitting room which has a window to the front. From here there is a door off to the kitchen/breakfast room, which has a matching range of fitted wall and base units, a stainless steel single drainer sink unit with taps over, tiled splash backs and roll top work surfaces. There is a wall mounted gas fired boiler, a window to the rear and a door off to the utility room. The utility room has a further door to the garden and space for appliances. From the entrance hall stairs rise to the first floor landing with a window to the side and doors off to the bedrooms. Bedroom one has a window to the rear and a built-in airing cupboard with pre-lagged hot water cylinder and slatted shelving. Bedroom two is a further double bedroom with a window to the front. Bedroom three is a single bedroom with a window to the front. From the landing there is also access to a family bathroom with an obscured window to the rear, panel bath with shower attachment and pedestal handwash basin. There is a separate WC with an obscured window to the side.

## **Outside**

The property is approached from the driveway which provides off-road parking for two to three vehicles and has a garden to the side. There is further concrete hardstanding with a gate to the side garden. From here, a pathway leads to the rear garden. Within the rear garden there is a large paved terrace immediately behind the property, with the remainder of the garden being mainly laid to lawn. To the rear of the garden there is a timber shed and a further paved seating area. The garden is enclosed by panel fencing.









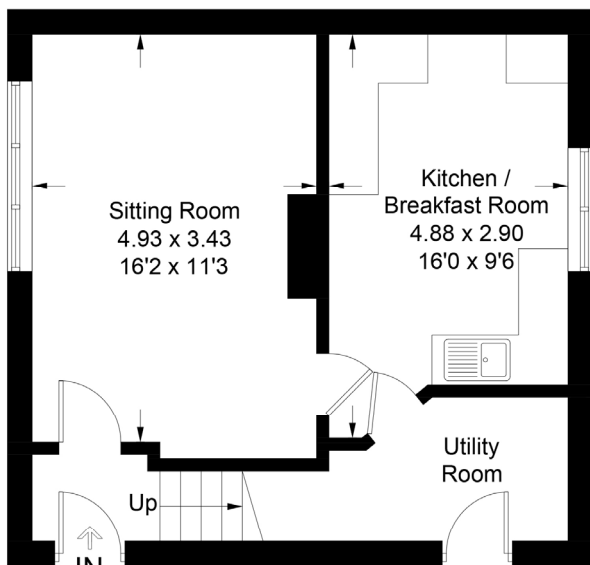




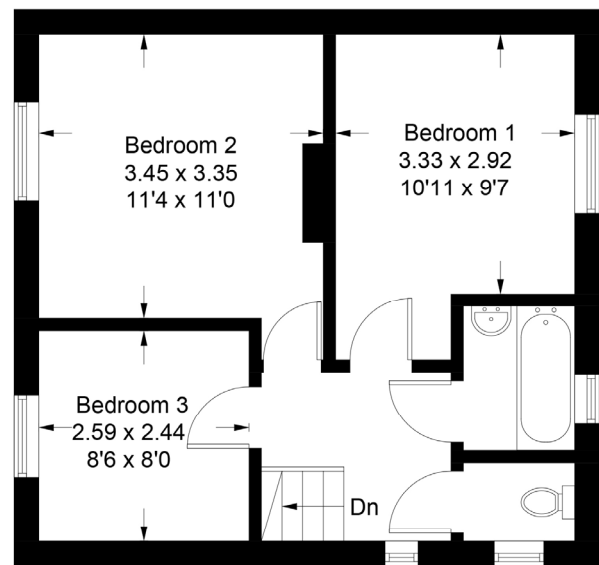


### 5 Whinlands, Knodishall

Approximate Gross Internal Area = 80.2 sq m / 863 sq ft



**Ground Floor**



**First Floor**

*Viewing* Strictly by appointment with the agent.

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

*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* = D (Copy available from the agents upon request)

*Council Tax* Band A; £1,400.25 payable per annum 2024/2025.

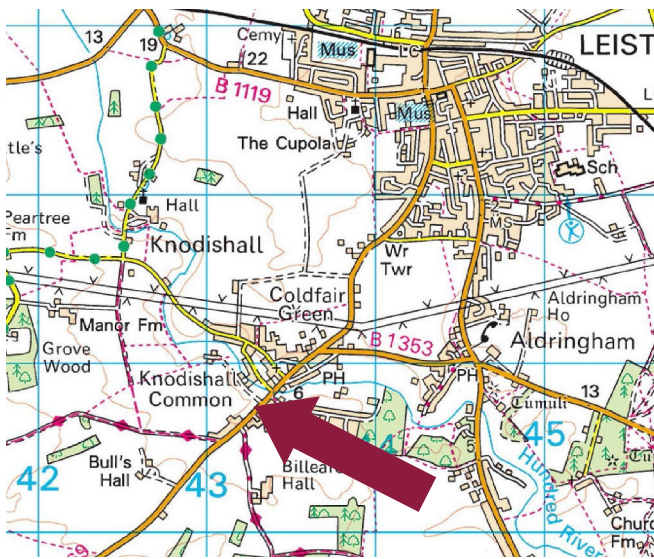
*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

## 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. Please note that the property is of 'Unity Construction' which is deemed to be non-standard and those purchasers needed finance are encourage to seek whether there lender will lend on this type of construction prior to auction.

*January 2025*





## Directions

From the A12 take the A1094 towards Aldeburgh and after a few miles turn left on to the B1069 towards Leiston. On entering the village of Knodishall turn left just before the garage into School Road. 5 Whinlands can be found on the left hand side identified by a Clarke and Simpson For Sale board.

For those using the What3Words app:  
///relegate.spruced.abundance



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