

Chartered Surveyors / Estate Agents

Clarke & Simpson

Welcome to our
Property Update



18th December 2025

For particulars of any of the properties,
please get in touch.

With notice, we will always try and facilitate
viewings seven days a week.

Contact Us



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And at The London Office
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New Instruction



Wissett, Nr Halesworth

A public house and restaurant with three bedroom accommodation above, together with four income-producing holiday lets, in the village of Wissett, near Halesworth.

A mixed-use village property comprising a public house and restaurant with 3 bedroom residential accommodation above, together with 4 self-contained Willerby static caravan holiday lets to the rear generating established income on a site extending to approximately 0.6 acres in all. Potential to reconfigure, extend and add to the accommodation on site, subject to the necessary consents. No onward chain.

EPC = C

£550,000

Ref: B312/LS



Badingham, Nr Framlingham

A spacious, detached, three-bedroom bungalow with rural views to the front, in the popular and sought-after village of Badingham, near Framlingham.

Entrance hall, sitting room, dining room, kitchen/breakfast room and utility room. Principal bedroom with en-suite shower room, two further generous size bedrooms and family bathroom. Open garden to front and enclosed garden to rear. Detached double garage and off-road parking for several vehicles.

EPC = D

OIEO £350,000

Ref: P7723/B

New Instruction



Ipswich - Grimwade Street

An attractive Grade II Listed three storey commercial/office investment - for sale for the first time in many generations!

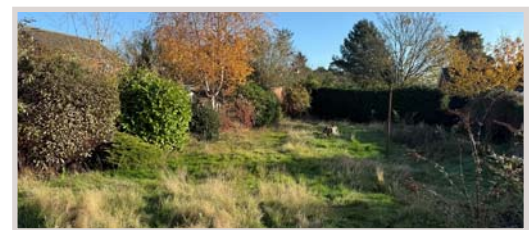
A vacant freehold investment opportunity comprising office accommodation over three floors and extending to over 2,000 sq ft, close to the Waterfront and University in Ipswich. Potential for Residential Use/House in Multiple Occupancy (HMO) subject to change of use/planning permission.

EPC = N/A

£250,000

Ref: B036

New Instruction



Leiston - For Sale By Timed Online Auction

A three bedroom, red brick end of terrace local authority house of solid wall construction, built circa 1920s, just a short walk from the amenities of the well served town of Leiston.

Entrance hall, sitting room, dining room, kitchen/breakfast room and a cloak room. Three first floor bedrooms and a family bathroom. Gardens to front and rear. On-street parking. No onward chain.

For Sale By Timed Online Auction - 21st January 2026

EPC = C

OIEO £140,000

Ref: P7765/B

New Instruction



Kelsale, Nr Saxmundham - For Sale By Timed Online Auction

A three bedroom, mid-terrace, former local authority house built in 1945 of non-standard construction, located in the popular village of Kelsale on the outskirts of the market town of Saxmundham. Entrance hall, sitting/dining room, kitchen, utility room and separate entrance hall. Three bedrooms and bathroom. Enclosed gardens to front and rear. On-street parking. No onward chain.
For Sale By Timed Online Auction - 21st January 2026
EPC = C

OIEO £90,000

Ref: P7769/B

New Instruction



Benhall, Nr Saxmundham - For Sale By Timed Online Auction

A three bedroom, mid-terrace, former local authority house built in 1972 of non-standard timber frame construction, located in the village of Benhall. Entrance hall, sitting/dining room, kitchen/breakfast room, utility and cloakroom. Three bedrooms and bathroom. Rear garden. Communal parking area. No onward chain.
For Sale By Timed Online Auction - 21st January 2025
EPC = C

OIEO £80,000

Ref: P7767/B

Back on the market



Stradbroke

A spacious detached bungalow occupying a generous corner position in the popular village of Stradbroke. Entrance hall, sitting room, dining room and kitchen/breakfast room. Principal bedroom with en-suite shower room, further guest bedroom with en-suite shower room, two further double bedrooms, a single bedroom/office and family bathroom. Enclosed hard landscaped gardens to rear and side. Single garage and driveway. EPC = D

£375,000

Ref: P7563/B

Back on the market



Wickham Market

An attractive three bedroom house that now requires updating, located just a short walk from the amenities of the well served village of Wickham Market.

Kitchen, sitting room, utility room, conservatory and cloakroom. Principal bedroom with balcony, two further double bedrooms and family bathroom. Single garage. Enclosed rear garden.

EPC = E

£250,000

Ref: P7739/MC

Merry Christmas & Happy New Year from everyone at

Clarke & Simpson

Our office will close at 5pm on Monday 22nd December.

We are open on Monday 29th December and Tuesday 30th December.

The office re-opens on Friday 2nd January 2026.



AUCTION CENTRE – CAMPSEA ASHE

Our last Monday Auction of 2025 will be on 15th December.

There will be no sale viewing or collections on Saturday 20th December.

The Auction Centre will close at 4.30pm on Monday 22nd December.

*We will be open for collection and deliveries only on Monday 29th December
and Tuesday 30th December.*

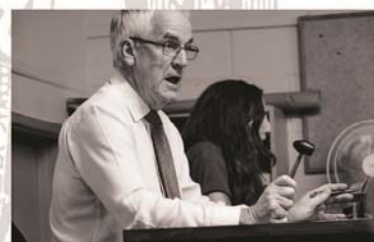
*The Auction Centre re-opens on Friday 2nd January
and our first Monday Auction will be on 5th January 2026.*



2025

*A challenging year for all,
but the appetite is still there...*

Clarke & Simpson have sold a castle, country estates and farms exceeding 4500 acres, a Martello tower, barns for conversion, period houses, modern houses, bungalows and flats, and even a new site for a Scout hut!



At our Auction Centre, we sold 85,000 Lots to 70 countries which included diamond rings through to combine harvesters.

*Wishing all our clients a happy and restful Christmas.
We look forward to assisting you in 2026.*