



Grier & Partners

— LAND AND ESTATE AGENTS —

Autumn Property Guide

Property Market Update

By Aidan Grier

October is here and with the summer months fading fast and the weather turning decidedly autumnal we have taken the opportunity to snapshot the current market and take a look at how this Autumn and Winter will progress in our area.

While on the whole 2025 has been certainly a stronger year than 2024, there are still strong reservations from buyers looking at open market housing. The idea of 'value' is often a concept that does not sit well within the sale market, however currently it is the key to getting property sold. Buyers need to feel they are achieving good value for money to offset more general concerns over the direction of the market. Our pro-active approach to this is focused primarily on keeping asking prices close to what we feel the true value of a property is, it is not the market for a speculative asking price!

Looking forward into the Autumn and Winter, there is much talk about the upcoming (November 26th) budget and speculation around potential changes to property and general taxation within the budget. I am hopeful that any changes to property tax will be a positive step forward, stamp duty is a universally disliked tax for clear reasons and a more rounded replacement could be step forward. However speculation and uncertainty are factors that cause hesitation and delay in the property market so the sooner we know the detail the better!

Overall the market is steadily moving forward and most importantly activity levels are increasing. For a more in depth chat about the property market and how it relates to your home please do get in touch with us.

Aidan Grier



SPOOKY SEASON

COLOUR IN OUR SPOOKY SCENE BELOW !



We would love to see your scary designs! Send us a picture of your colouring and we will post your pictures on our socials!

You can send your pictures by messaging us on facebook or instagram or by emailing us at enquiries@grierandpartners.co.uk

WE CAN'T WAIT TO SEE YOUR SPOOKY SCENES !



Old Hall Lane, Bentley



3 Bedrooms



2 Bathrooms



1 Acre Gardens



Asking Price of £665,000



The Drift, Capel St Mary



4 Bedrooms



3 Bathrooms



Detached Property



Asking Price of £575,000



Chaplin Road, East Bergholt



4 Bedrooms



2 Bathrooms



Detached Property



Asking Price of £625,000



Notcutts, East Bergholt



3 Bedrooms



1 Bathrooms



Detached Property



Asking Price of £357,500



Rectory Hill, East Bergholt

-  3 Bedrooms
-  2 Bathrooms
-  Detached Property
-  Asking Price of £920,000



Heath Road, East Bergholt

-  3 Bedrooms
-  1 Bathrooms
-  Semi-Detached Property
-  Asking Price of £249,950



Heath Road, East Bergholt

-  4 Bedrooms
-  3 Bathrooms
-  Detached Property
-  Asking Price of £610,000



The Street, Raydon

-  3 Bedrooms
-  2 Bathrooms
-  Mid-Terrace Property
-  Asking Price of £275,000



Gorse Field, Sproughton

-  4 Bedrooms
-  2 Bathrooms
-  Detached Property
-  Asking Price of £440,000



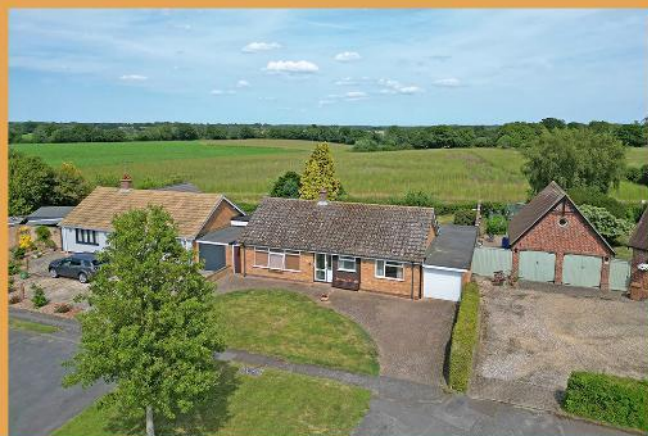
Gaston Street, East Bergholt

-  3 Bedrooms
-  1 Bathrooms
-  Detached Property
-  Asking Price of £595,000



Quintons Road, East Bergholt

-  5 Bedrooms
-  3 Bathrooms
-  Detached Property
-  Asking Price of £1,275,000



Quintons Road, East Bergholt

-  3 Bedrooms
-  1 Bathrooms
-  Detached Property
-  Asking Price of £440,000



Chapel Close, Capel St Mary



4 Bedrooms



2 Bathrooms



Semi-Detached Property



Asking Price of £465,000



Hop Meadow, East Bergholt



5 Bedrooms



3 Bathrooms



Detached Property



Asking Price of £1,100,000



Kenyon Close, Stratford St Mary



4 Bedrooms



2 Bathrooms



Detached Property



Asking Price of £475,000



Carriers Court, East Bergholt



4 Bedrooms



2 Bathrooms



Detached Property



Asking Price of £519,500



Hazel Shrub, Bentley



4 Bedrooms



2 Bathrooms



Detached Property



Asking Price of £765,000



The Drift, East Bergholt



3 Bedrooms



2 Bathrooms



Detached Property



Asking Price of £575,000



Richardsons Road, East Bergholt



4/5 Bedrooms



2 Bathrooms



Detached Property



Asking Price of £537,500



Elm Estate, East Bergholt



2 Bedrooms



1 Bathrooms



Top Floor Apartment



Asking Price of £190,000



Church Lane, Beaumont



2 Bedrooms



1 Bathrooms



New-Build Barn Conversion



Asking Price of £495,000



Church Lane, Beaumont



2 Bedrooms



1 Bathrooms



New-Build Barn Conversion



Asking Price of £395,000



Church Lane, Beaumont



5 Bedrooms



5 Bathrooms



New-Build Barn Conversion



NOW LET



Church Lane, Beaumont



3 Bedrooms



2 Bathrooms



New-Build Barn Conversion



SOLD STC



The Street, Capel St Mary

-  3 Bedrooms
-  1 Bathrooms
-  Detached Property
-  Asking Price of £399,995



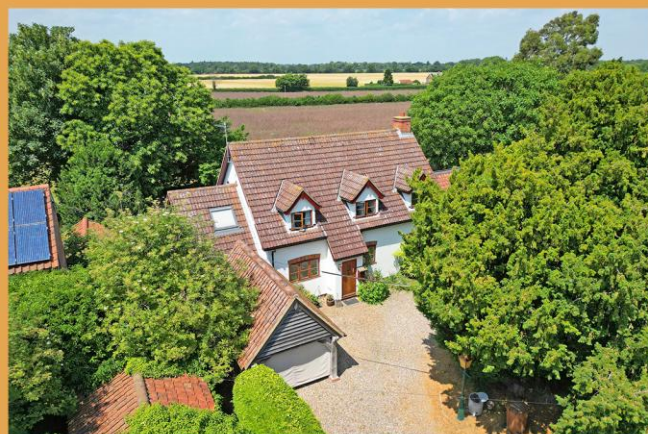
Martin's Lane, Clopton

-  Planning Permission for Two Dwellings
-  Asking Price of £427,500



Chapel Close, Capel St Mary

-  3 Bedrooms
-  1 Bathrooms
-  Semi-Detached Property
-  Asking Price of £365,000



Mill Lane, Chelmondiston

-  4 Bedrooms
-  3 Bathrooms
-  Detached Property
-  Asking Price of £595,000

Grier & Partners

— LAND AND ESTATE AGENTS —

We are a family-run estate agency located in the centre of East Bergholt, Suffolk. Established in 1994, taking a professional and reliable approach to the property market in three key areas:

Lettings

Offering a flexible management structure to all landlords in order to find the best plan for you.

We take care with viewings and use our in-depth referencing process to find the most suitable tenant for the property.

Sales

We take great pride in presenting your home to the highest standard, with high-quality photos, 4K video tours, and drone photography.

We offer free, accurate, and honest market valuations for every property, from flats to manor houses!

Land & New Homes

Identifying development potential for land of all sizes, from gardens to large-scale developments. Putting together innovative plans to maximise the potential of your land.

Our excellent relationships with local builders and developers enables us to offer some of the finest, bespoke new-build houses in the area.



Our honest, straight forward approach and trustworthy advice enable you to make the right choices, helping sell your home, find the best tenant, or maximise the potential of your parcel of land.

Contact us today:

01206 299222

www.grierandpartners.co.uk

enquiries@grierandpartners.co.uk



Grier & Partners

— LAND AND ESTATE AGENTS —

Never miss a post!

Follow us on our socials to make sure you never miss a post








Stubbins Lane, Holton St Mary

-  4 Bedrooms
-  4 Bathrooms
-  Detached Property With Annex
-  Asking Price of £1,499,950



Upper Street, Stratford St Mary

-  3 Bedroom & 1 Bedroom
-  1 Bathroom & 1 Bathroom
-  Pair of Semi-Detached Properties
-  Asking Price of £525,000



South View Green, Bentley

-  3 Bedrooms
-  1 Bathrooms
-  Detached Property
-  Asking Price of £400,000



The Street, Raydon

-  3 Bedrooms
-  2 Bathrooms
-  Semi-Detached Property
-  Asking Price of £415,000



Old London Road, Copdock



2 Bedrooms



1 Bathrooms



Detached Property



Asking Price of £425,000



Hadleigh Road, Raydon



4 Bedrooms



2 Bathrooms



Detached Property



Asking Price of £625,000



Tendring Road, Stones Green



3 Bedrooms



2 Bathrooms



Circa 2 Acres



Asking Price of £695,000



Grove Road, Bentley



4 Bedrooms



1 Bathrooms



Detached Property



Asking Price of £570,000



Grove Road, Bentley

-  3 Bedrooms
-  2 Bathrooms
-  Semi-Detached Property
-  Asking Price of £330,000





Grove Road, Bentley

-  3 Bedrooms
-  2 Bathrooms
-  Semi-Detached Property
-  Asking Price of £345,000



The Street, Raydon

-  Full Planning for Two Bedroom Chalet Bungalow
-  Asking Price of £192,500



Temple Pattle, Brantham

-  2 Bedrooms
-  1 Bathrooms
-  Semi-Detached Property
-  Asking Price of £230,000



Collingwood Fields, East Bergholt

-  2 Bedrooms
-  1 Bathrooms
-  Mid-Terrace Property
-  Asking Price of £215,000



Collingwood Fields, East Bergholt

-  2 Bedrooms
-  1 Bathrooms
-  Mid-Terrace Property
-  Asking Price of £249,950



Notcutts, East Bergholt

-  3 Bedrooms
-  1 Bathrooms
-  Semi-Detached Property
-  Asking Price of £417,500



Askins Road, East Bergholt

Coming to the market soon, a pair of detached new-build chalet style properties completed to a fantastic standard throughout. With a ground floor bedroom suite, large open plan kitchen/ dining/ living room and a private rear garden, we highly recommend a viewing

Contact us in the office for more information



Quintons Corner, East Bergholt

-  3 Bedrooms
-  1 Bathrooms
-  Detached Property
-  Available From £1,425pcm



Gaston Street, East Bergholt

-  1 Bedrooms
-  1 Bathrooms
-  Apartment
-  Available From £1,425pcm



Bluegate Lane, Capel St. Mary

-  Rental Office Unit
-  Available From £1,075pcm



Bluegate Lane, Capel St. Mary

-  Rental Office Unit
-  Available From £600pcm



Broom Knoll, East Bergholt



3 Bedrooms



1 Bathrooms



Semi-Detached Property



SOLD STC



Gaston Street, East Bergholt



4 Bedrooms



2 Bathrooms



Detached Property



SOLD STC



Whitesfield, East Bergholt



2 Bedrooms



1 Bathrooms



Detached Property



SOLD STC



Long Meadow, Copdock



3 Bedrooms



2 Bathrooms



Detached Property



SOLD STC



Straight Road, East Bergholt

-  2 Bedrooms
-  1 Bathrooms
-  Mid-Terraced Property
-  NOW LET



Folly Lane, Copdock

-  4 Bedrooms
-  3 Bathrooms
-  Detached Property
-  NOW LET



London Road, Capel St Mary

-  5 Bedrooms
-  2 Bathrooms
-  Detached Property
-  NOW LET



Boxted Road, Great Horkesley

-  5 Bedrooms
-  3 Bathrooms
-  Detached Property
-  NOW LET



01206 299222



www.grierandpartners.co.uk



enquiries@grierandpartners.co.uk



grierandpartners_eb



@grierandpartnersestateagents



The Old Shop, The Street, East Bergholt, CO7 6TF

