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## FOR SALE FREEHOLD

Substantial Historical Old Rectory,  
Gatehouse, Walled Garden and Land.



# THE OLD RECTORY & GATEHOUSE

**Church Lane, Claydon, Ipswich IP6 0EQ**

**Total Area 1,146.39 sq m (12,340 sq ft) incl proposed new office building**

- Set in attractive site of 2.34 hectares (5.79 acres)
- Adjacent to the historic St Peter's Church at Claydon, with easy access to main A14
- Grade I Listed building currently used for an office headquarters approx. 612.30 sq m (6,591 sq ft), Lease expiry February 2024
- Planning permission for two storey offices with car parking, 405.51 sq m (4,365 sq ft)
- Separate Gatehouse let on a licence basis
- A rare and fabulous project opportunity to return to a fine country house or other use with an historical walled garden and mature feature trees. STP.

**For sale oi.r.o £1.7 million with vacant possession**

**The vendor would consider new leases on all or part**



LOCATION

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

SITUATION

The property is situated in the village of Claydon, to the west of Ipswich town centre, with easy access from the main A14 at the Claydon Interchange. Access to the property is via Church Lane. The property is adjacent to the historic St Peter’s Church.

DESCRIPTION

The Old Rectory

A significant Suffolk Grade II Old Rectory comprising a fine two storey country house dating back to the mid 16th Century with additional Victorian extensions. The accommodation has been converted to offices with fast broadband connection, kitchen and WC facilities, and generous car parking. The property is currently let on a lease which is due to expire in February 2024.

Subject to vacant possession there would be potential to restore the offices to create a large residential dwelling with attractive original features such as fireplaces, ornate ceilings and staircase complimented externally by the Garden Walls, Towers and Grotto which are also listed Grade II

The Gatehouse

The Gatehouse comprises a self-contained building at the entrance to the main site comprising approximately 128.58 sq m (1,384 sq ft) with 6 onsite car parking spaces. The property is currently let on a licence basis.

New Two Storey Offices

Planning permission has been granted for the construction of a new two storey office building with 25 car parking spaces. All plans and elevations are available upon request. The building would comprise 405.51 sq m (4,365 sq ft) in total, situated at the rear of The Old Rectory with its own self-contained entrance from Church Lane (the foundations have already been implemented to slab level and the new entrance has been completed).

Externally

There are attractive grounds surrounding this property with a number of important trees which are subject to TPO’s as follows: a Lime Tree at the existing entrance, 2x Beech on the drive to the walled garden (adjacent to the historic church), a Lebanese Cedar (main feature of the grounds), a Horse Chestnut in the back area near the new build, and 27 Limes adjacent to the wall at the rear on the Old Rectory.

ACCOMMODATION

The Old Rectory	612.30 sq m	6,591 sq ft
The Gatehouse	128.58 sq m	1,384 sq ft
New Two Storey Offices	405.51 sq m	4,365 sq ft
Total Area	1,146.39 sq m	12,340 sq ft
Site Area	2.34 hectares	5.79 acres

SERVICES

We understand that mains electricity and water are connected to the property. There is no service charge.  
NB: None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation/condition including all IT and telecommunications links.

ENERGY PERFORMANCE CERTIFICATE

EPCs will not be required as the building and demise are Listed.

BUSINESS RATES

The Old Rectory, Rateable Value £49,500.  
The Gatehouse, Rateable Value £10,750.  
All interested parties should contact Babergh Mid Suffolk Council on 0300 123 4000.

PLANNING

Copies of all Planning Consents, Reports, & Development Queries are available on request to the Vendor’s Agent. The Local Planning Authority is Babergh Mid Suffolk Council on 0300 123 4000.

PRICE

The property is available on a freehold basis at offers in the region of £1.7 million. VAT is not applicable. It is the Vendor’s intention to sell the property with vacant possession as at 5th February 2024, unless the tenants of The Old Rectory wish to remain and sign a long lease. The vendor would consider new leases on all or part for a minimum term of 7 years.

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with sole agents Penn Commercial

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