

Grade II Listed Public House Adjacent to the main A140 Ipswich to Norwich Trunk Road



The Magpie Pub, Norwich Road, Little Stonham, Stowmarket, Suffolk IP14 5JY

Total Area Approx. 471 sq m (5,069 sq ft)

- **Ground floor bar and restaurant, with seating for circa 26 covers, games room, kitchen and customer WCs**
- **First floor 7 bedrooms, manager's flat, bathroom/shower facilities and laundry room**
- **Rear courtyard beer garden, car park and pond**
- **Possible development opportunity s.t.p.p.**
- **For sale offers in the region of £300,000**



Location

Stowmarket is a town in mid Suffolk with a resident population of 21,534, 13 miles north west of Ipswich, 15 miles south east of Bury St Edmunds, 42.5 miles east of Cambridge, and 38.2 miles south of Norwich. Major roads in the area include the A12, which provides dual carriageway access to the A14.

Stowmarket sits on the main Norwich to London Liverpool Street train line and has undergone large-scale development in recent years, including The Range's one million square foot warehouse at Gateway 14 and large-scale housing developments to accommodate a growing population.

Situation

The property is situated in the historic village of Little Stonham, also known as Stonham Parva, adjacent to the main A140 Ipswich to Norwich trunk road, circa 3 miles east of Stowmarket, with a population of 399 in 2011. Local amenities can be found in Stowmarket, together with farmshops in Stonham Aspal and Creting St Mary. The leisure and shopping village of Stonham Barns is within 2.3 miles at Stonham Aspal.

Accommodation (all areas are approximate)

Total Floor Area	471 sq m	5,069 sq ft
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Energy Performance Certificate

Rating E102, reference: 0270-4007-0331-1720-8014. The existing EPC expired in 2019 and a new EPC will be commissioned.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:

Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ



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Description

The property comprises a Grade II Listed public house which dates from the 15th century, with 16th and 19th century additions. There is a ground floor bar and restaurant with seating for circa 26 covers, games room, kitchen and customer WCs. On the first floor there are 7 bedrooms, a manager's flat, bathroom/shower facilities and a laundry room. Externally there is a rear courtyard beer garden, car park and pond. The property has many period features, further details available upon application. The property may be suitable for alternative uses or possible redevelopment subject to planning.

Planning

We understand the property to have planning for public house and restaurant use. All interested parties should contact Babergh/Mid Suffolk District Councils on 0300 123 4000.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Business Rates

Rateable Value £4,750.

All interested parties should contact Babergh/Mid Suffolk District Councils on 0300 123 4000.

Terms & Tenure

The premises are available for sale freehold at offers in the region of £300,000 with full vacant possession.

VAT

VAT is not applicable.

Services & Service Charge

We understand that all mains services are connected to the property. 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 IT and telecommunications links. Service charge to be confirmed.

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