



**The Old Rectory, Church Lane, Claydon, Ipswich, Suffolk, IP6 0EQ**





- 740.88 sq. m (7,975 sq. ft) Nett Floor area
- Easy access to main A14
- Grade II Listed building Set in attractive site of 2.34 hectares (5.79 acres)
- Planning permission for two storey offices with car parking,
- Separate Gatehouse
- 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.



## Location

Ipswich, the administrative and County town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000 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

## Accommodation

The properties have the following Net Internal Floor Areas:

The Old Rectory:	612.30 sq. m (6,591 sq. ft)
The Gatehouse	<u>128.58 sq. m (1,384 sq. ft)</u>
Total Nett Area	740.88 sq. m (7,975 sq. ft)
Site Area	2.34 hectares (5.79 acres)







## 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.

There is 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.

There are 23 designated car spaces.

### The Gatehouse

The Gatehouse comprises a self-contained building at the entrance to the main site with 6 onsite car parking spaces.

### 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.



## 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.

## 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.

## Town Planning

Planning permission has been granted for the construction of a new two storey office building 405.51 sq m (4,365 sq ft) in total with 25 car parking spaces. All plans and elevations are available upon request.

The building would be 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).

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.

## Tenure

The property is available on a freehold basis at offers in the region of £1.25 million. VAT is not applicable.

## Legal Costs

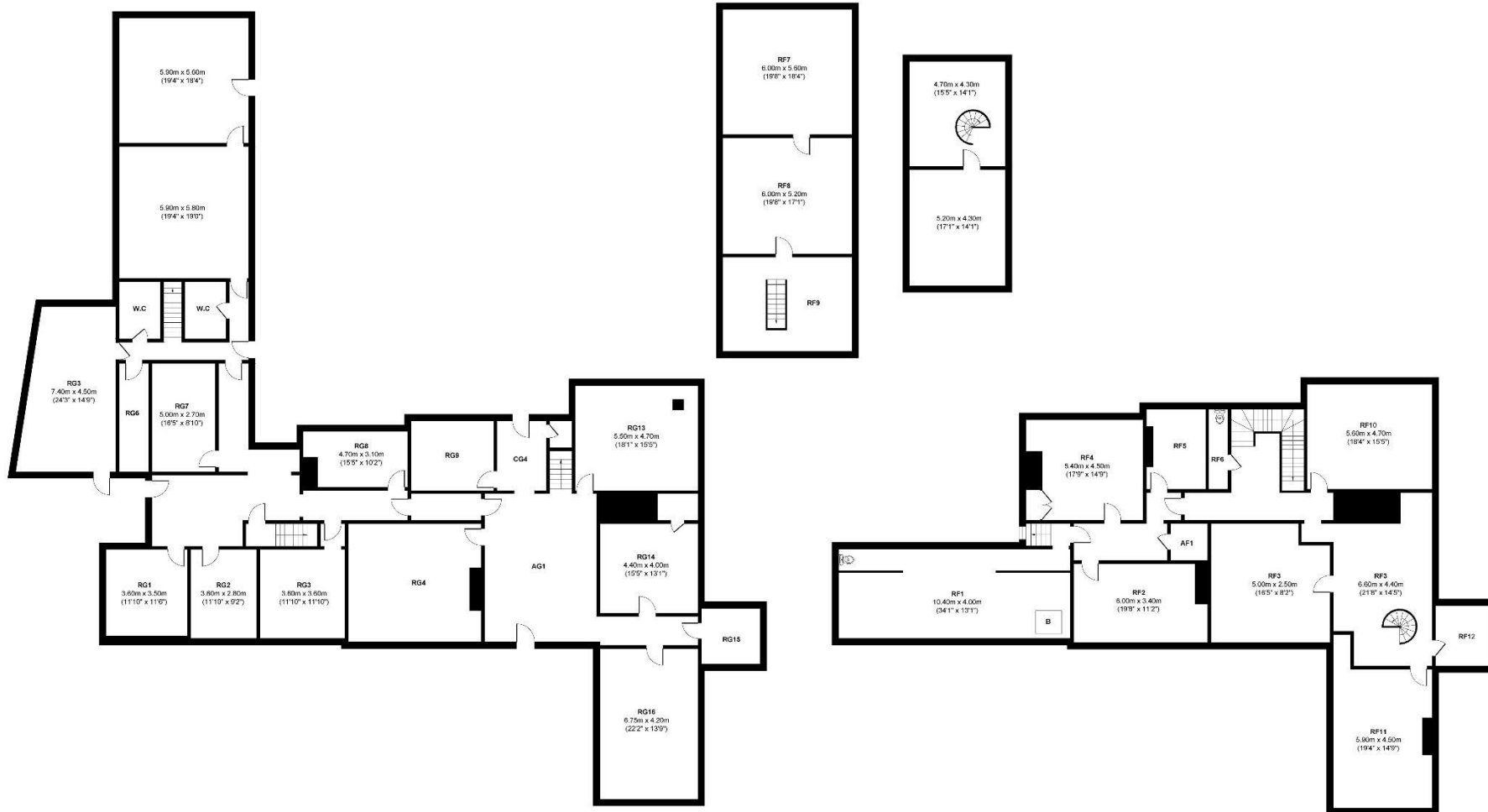
Each party to bear responsibility for their own legal costs incurred in this transaction.

## EPC

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







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