



Willisham Hall, Willisham, Ipswich, Suffolk

For the finer things in property.



Willisham Hall

Willisham

Ipswich

Suffolk

IP8 4SL

Originally a residential country home with a history of planning consents, now a commercial space suitable for conversion/development, subject to the necessary consents.

A14 (J51) 4.7 miles, Central Ipswich 9.2 miles, Hadleigh 9.6 miles, Ipswich Station 9.8 miles (London Liverpool Street 57 mins), A12 (J26) 27.8 miles, M11 (J9a) 53.8 miles

2,828 square foot of current accommodation
Garaging and outbuildings | Carriage driveway
Rural position | EPC Rating F

In all 1.6 acres.

Additional 3.76 acres available by separate negotiation.

General

Willisham Hall is a sizeable brick-built property offering over 2,800 sq. ft. of light-filled and adaptable accommodation arranged across two spacious floors and a cellar. This adaptable space could be utilised for a wide range of commercial purposes or converted into residential accommodation subject to obtaining all of the necessary permissions.

The property is set far back from the road, approached via a sweeping in-and-out driveway offering ample parking. Mature trees and hedging provide a great amount of privacy. Laid to lawn grounds surround the building and back onto open countryside, with views to the local village and church. A further 3.76 acres of agricultural land is available by separate negotiation.

Wayleaves, easements, rights of way

The site is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Location

The popular village of Willisham is conveniently situated almost equidistant from the thriving Suffolk county town of Ipswich, with its comprehensive range of cultural, recreational and educational facilities and mainline rail links to London and the historic market town of Hadleigh. Hadleigh also provides a wide range of amenities, including two supermarkets, several public houses and eateries, a doctor's surgery and a leisure centre. The A14 and A12 are easily accessed for road links further afield.

Tenure

The site is for sale freehold with full vacant possession.

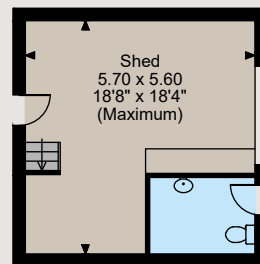
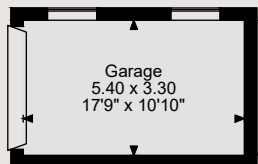
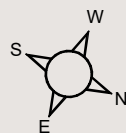
Planning

The property has a history of planning consents from B1 commercial to holiday let, and it's original residential use. Most recent planning permission is - Change of use of building (B1 Office) to holiday let, including replacement windows and doors and erection of single storey linked extension under reference DC/22/00351. All planning consents are available on the Mid Suffolk District Council planning portal. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

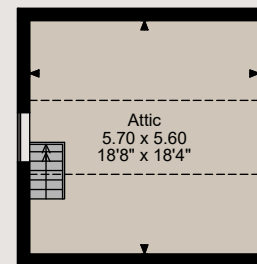




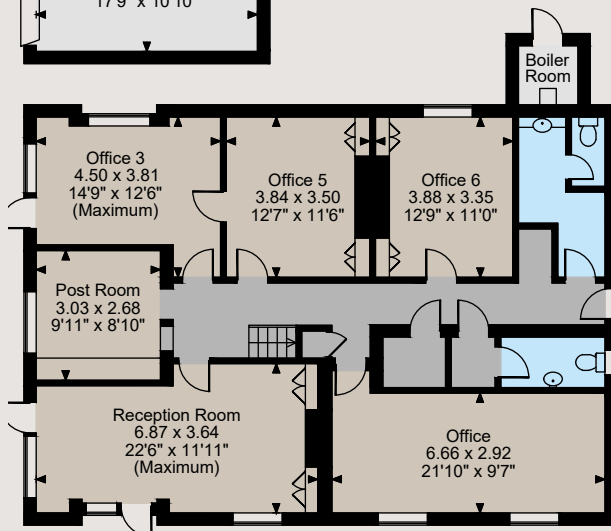
Floorplans
House internal area 2,823 sq ft (000 sq m)
For identification purposes only.



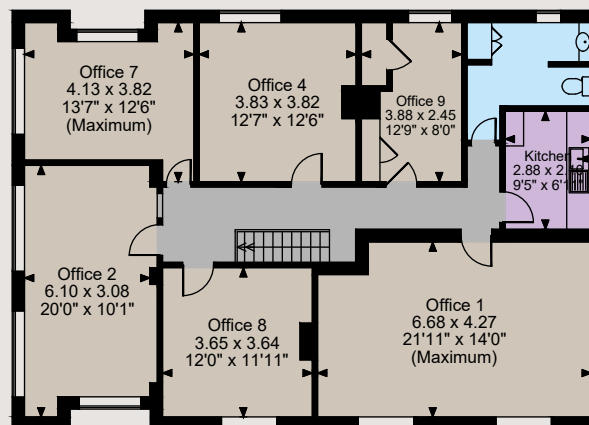
Ground Floor Shed



First Floor Shed



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

Following the A14 eastbound, take the exit at Junction 50 towards Stowmarket and follow signs along the A1120 for a further 1.4 miles. Proceed onto Needham Road and continue along the B1113 for 2.6 miles before turning right and following the B1078 along Barking Road for 3.6 miles. The property will be found on the left in around a mile.

General

Local Authority: Mid Suffolk District Council

Services: Oil-fired central heating. Private drainage which does not be comply and buyers will need to investigate further. All other services are connected.

Guide Price: £700,000

Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

ipswich@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

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