



THE NORTHGATE

BURY ST EDMUNDS



WHATLEY LANE



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A FINE OLD HOUSE

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The Northgate

13-14 Northgate Street | Bury St. Edmunds | IP33 1HP

A phenomenal opportunity to acquire a substantial former Victorian merchant's mansion, uniquely detached, not listed and set back from the street scene. Unparalleled off-street parking provision and expansive living and entertaining spaces with meticulously designed, elegant interiors throughout to include nine suites and self-contained staff quarters.



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Guide price: £2,275,000

Tenure: Freehold

Internal area: 849.2 m² / 9141 ft²

VAT: The Property is not elected for VAT

Local authority: West Suffolk

Council tax band: TBC



The Northgate enjoys an iconic status locally and in many respects it is the very definition of a trophy asset – it will be exciting to watch its evolution. The sheer scale of accommodation and extent of amenities makes it an unrivalled townhouse in East Anglia

– James Sawyer

Property agent, Whatley Lane

Key Features



- Significant potential to re-configure the Property, creating a magnificent residential house, subject to obtaining the necessary consents
- Numbering nine suites, the beautiful interior designed spaces blend a wealth of period features, following two comprehensive refurbishments
- Spread over four floors and extending to 849.2 m² / 9141 ft² there is a self-contained basement for staff accommodation with separate access
- Glorious verdant walled garden with mature trees, exceptional degree of privacy & a substantial terrace
- Kitchen, Breakfast Room, Formal Dining Room, Sitting Room, Snug, Orangery, Club Room, twin staircases & a myriad of other functional spaces
- Dual gate piers lead to an unparalleled total of 17 off-street parking bays
- Detached, not listed & set back from the street scene
- Town centre location
- Freehold with vacant possession





Current Use



- The Northgate boutique hotel is closed and has been maintained to a high standard during its closure while operating on a rooms only basis
- 9 elegant guest en-suite bedrooms
- Restaurant (max 34 covers)
- Bar & lounge (max 28 covers)
- Private events function room
- Garden Terrace (max 66 covers) – subject to licensing hours





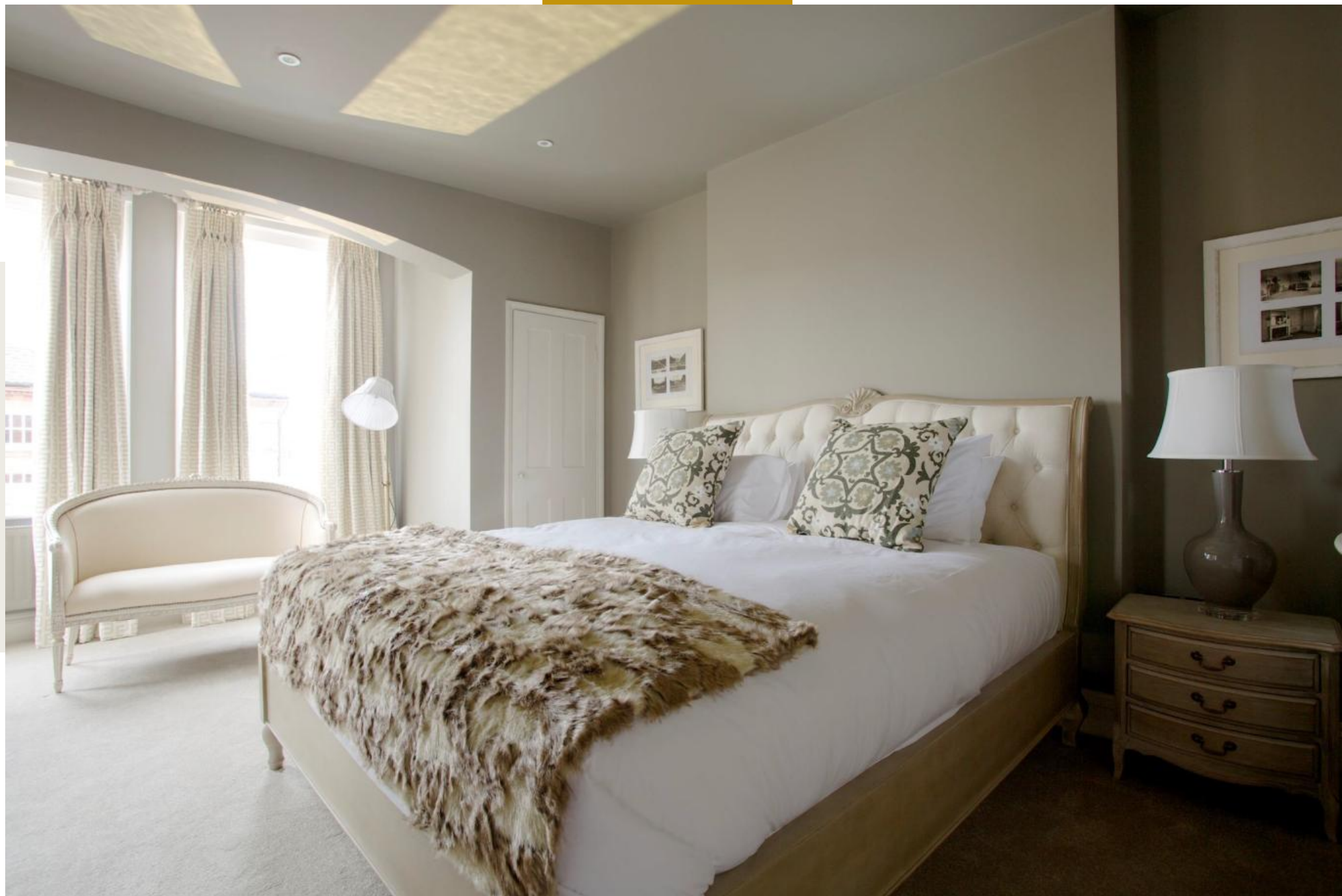
Elegant Interiors



Behind the handsome red brick Victorian façade, is a long reception hall with a vista through to the light filled orangery and statement garden terrace beyond. The club room has a large glistening copper cocktail bar and is subdivided to create the ultimate entertainment lounge space. Spread across the ground floor is the opulent formal dining space, serviced by a large chef's kitchen with roof light. A further snug / study / library area. The sumptuous nine bedroom en-suites occupy the first and second floors with garden views and are serviced by two oak stairwells. The lower ground floor with its separate access enables staff quarters with a further bedroom and en-suite, various dry and cold storage, cellarage and further preparation area / butler's pantry.

The Property's outstanding refurbishment showcases the timelessness of expert design. Entirely re-plumbed and re-wired, considerately placed lighting takes centre stage. Four storeys of standout materials and sprawling proportions render a compelling canvas for modern living, enhanced by its inimitable elevated position on Northgate Street.





Planning



The Property is located within the jurisdiction of West Suffolk Council. It is not listed and situated within the Bury St. Edmunds Town Centre Conservation Area. The current planning use is as a hotel (C Use). We are aware that the planning officers are supportive of the principle of the building being returned to its historic use as a, single residential dwelling (C3 Use).

The Property offers the ultimate in flexibility having previously had various planning uses. Once divided as two semi-detached dwellings (Nos 13 & 14 Northgate Street) and prior to its conversion as a boutique hotel, the Property was a single dwelling with the basement level accommodation being an apartment with the benefit of its own separate access.





Location



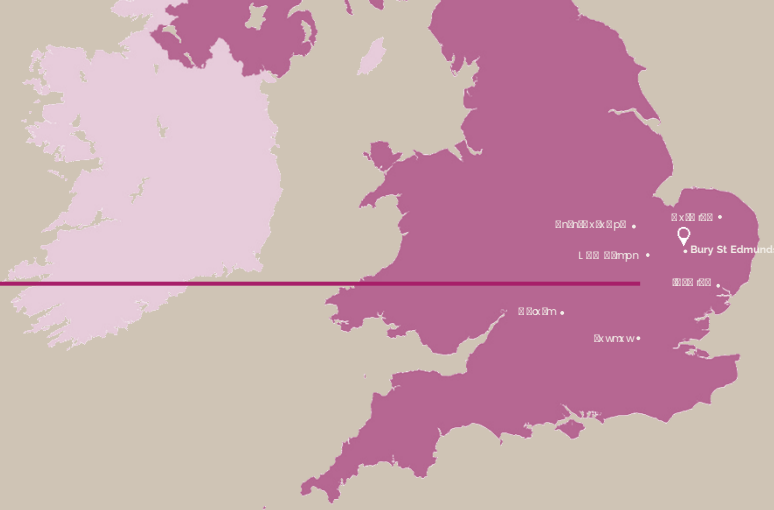
Bury St. Edmunds is a vibrant and prosperous market town, while Northgate Street has some of its most-favoured haunts right on your doorstep. As featured in multiple issues of *The Times* 'Best Places to Live'. Coveted boutiques line Abbeygate Street (Anna, Javelin and Trotter & Deane) and are interspersed between refreshment shops (Wright's, No.5 and Really Rather Good), eateries (Giggling Squid, Cote Brasserie and Damson & Wilde) and beauty parlours (Neal's Yard and neighbouring SK Clinic & Spa). The fine dining scene is a short-walk (1921, La Maison Bleue and Suffolk's only Michelin star restaurant: Pea & Porridge). The Cathedral and Abbey Gardens parkland amidst the ancient ruins of the Benedictine Abbey area is a leisurely stroll. Or head up Westgate Street to sample Greene King's museum offering, or catch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. For movie buffs, the Abbeygate Cinema shows mainstream and arthouse films.

Further afield enjoy the Italianate gardens at Ickworth House, Wyken Vineyard's restaurant and award-winning wine, horseracing at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold. Let's not forget the world-renowned university city of Cambridge a short drive away.





Situation



Angel Hill town centre (walk) 1 min
 Bury St. Edmunds (A14) 1 mile
 A11 (M11) 20 (30) miles



Aldeburgh (Suffolk Heritage Coast)
 1 hr / 40 miles

Newmarket 18 miles
 Ipswich 25 miles
 Cambridge 28 miles



From Bury St. Edmunds
 London Kings Cross (97 mins)
From Cambridge
 London Liverpool Street (129 mins)
 Cambridge (57 mins)



London Stansted Airport (1 hr / 40 miles)
 Heathrow Airport (2 hrs / 95 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
 Private includes: Culford School (1-19); South Lee School (2-13).
 State includes: Guildhall Feoffment Primary School (5-11); King Edward VI School (11-18).
 University of Suffolk at West Suffolk College - Further Education.







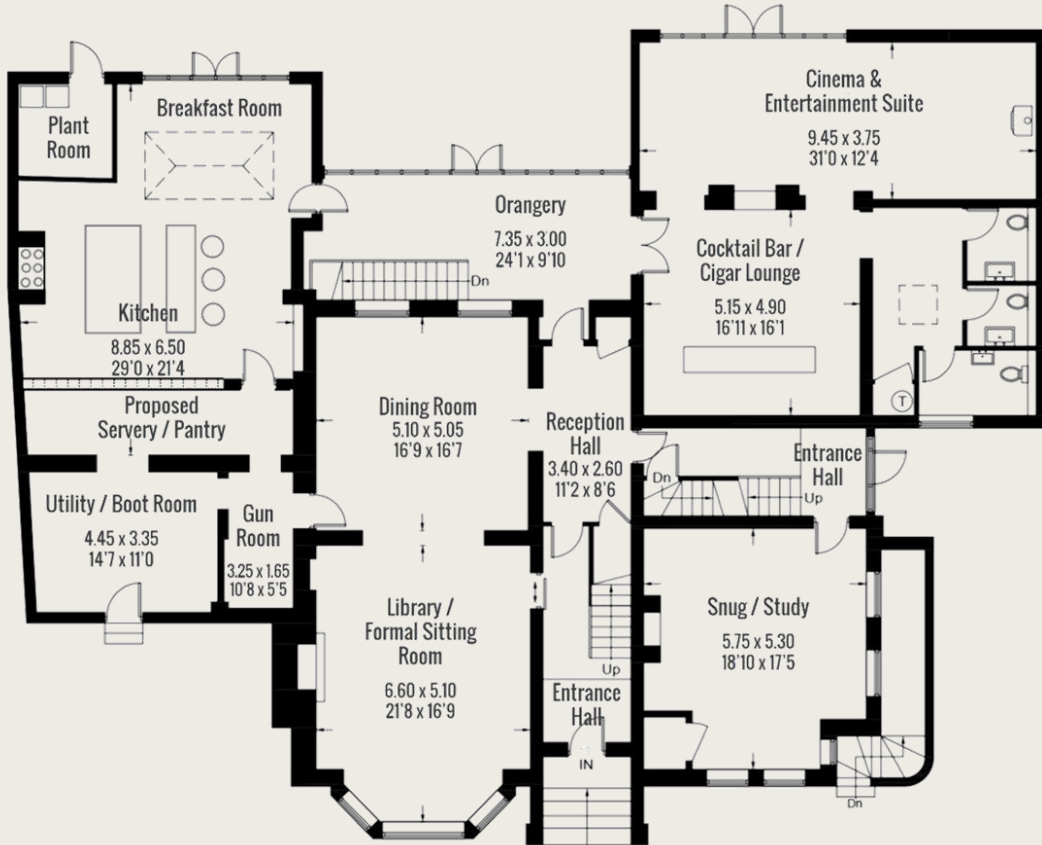
Floorplans



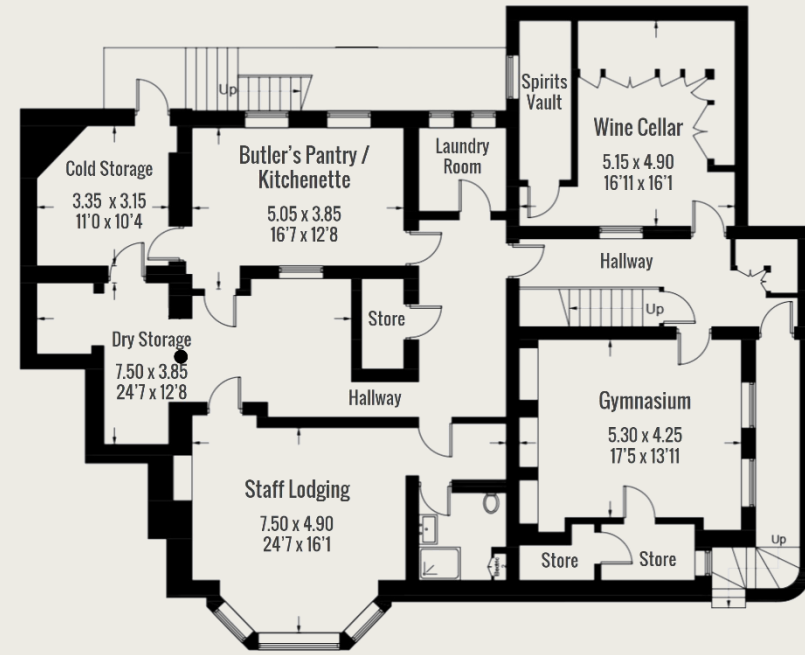
Gross Internal Area (GIA) = 849.2 m² / 9141 ft²



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Sub Ground Floor



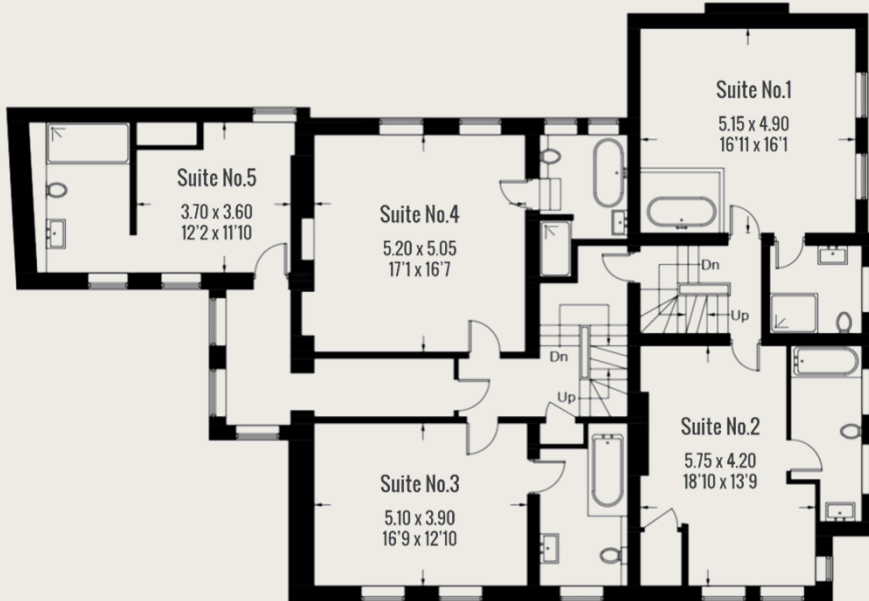
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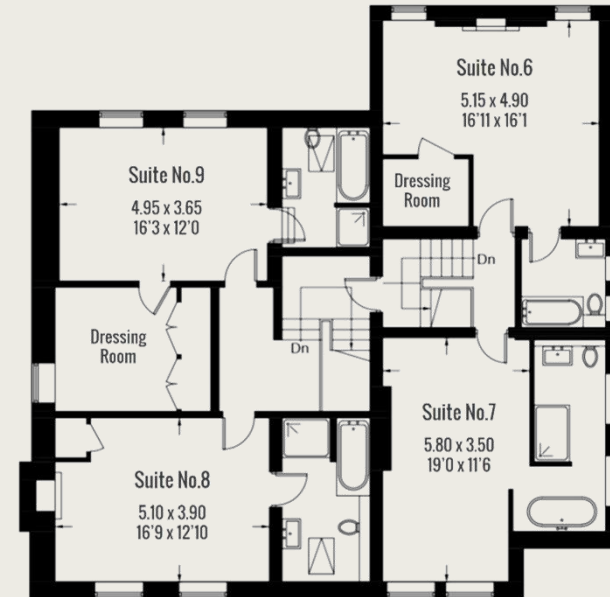
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First Floor



Second Floor



General Information



SERVICES

Mains water, drainage and electricity. Gas-fired central heating. AGENT'S NOTE: none of the services have been tested.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights or support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other lights rights, whether mentioned in these particulars or not.

VIEWING ARRANGEMENTS

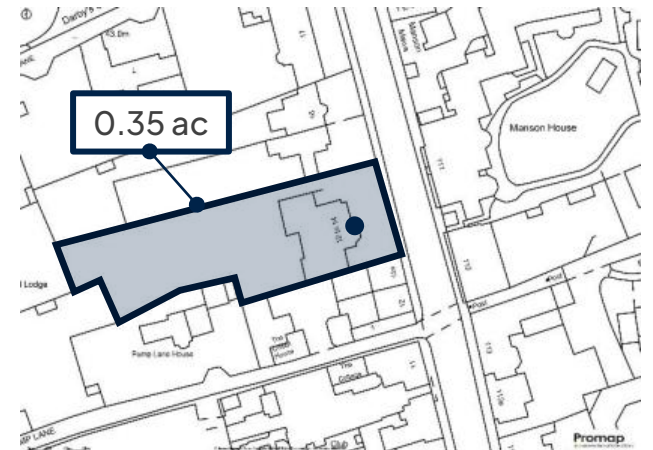
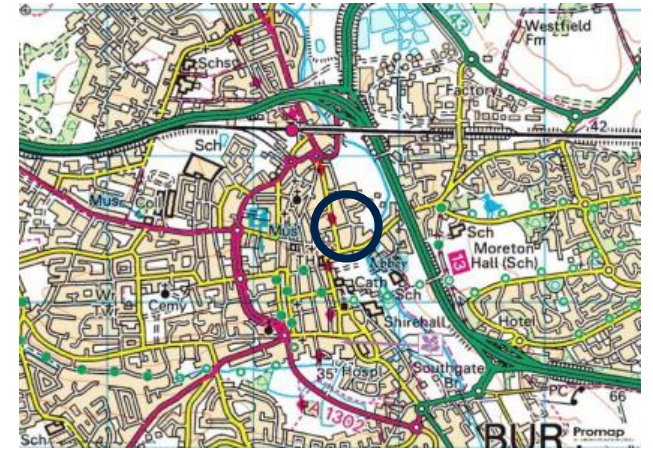
Strictly by prior appointment through the seller's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP33 1HP)

From London/Cambridge/Newmarket (by car) leave the M11 at junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 43, signposted 'Bury St. Edmunds Central'. Take the A1101 towards the town centre and take the first exit at the roundabout into Northgate street. Continue along and 300 metres before reaching the traffic lights at the end of Northgate street, The Northgate can be found on the right hand side marked by our For Sale board.

From the town centre (on foot) leave the Market Square, proceed down Abbeygate Street, into Angel Hill, turn left into Northgate Street where the property is 300 metres on the left hand side.

Disclaimer 1. Whatley Lane Estate Agents (the "Agents") are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. The Agents assume no responsibility for any statement that may be made in our offices. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agent have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The Agents would urge any potential purchaser to contact our offices to establish availability of this property prior to commencing any journey of distance to view. Details designed and produced by Whatley Lane Marketing | April 2023.





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