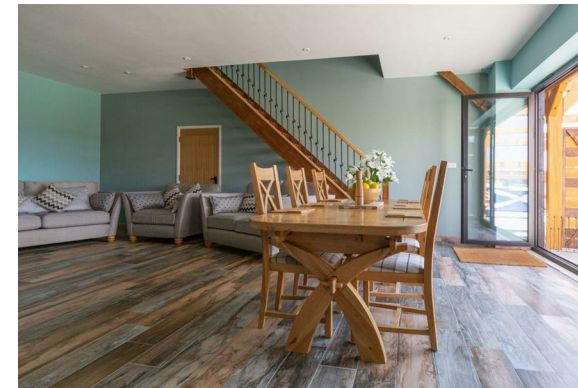




Pond Hall Road, Hadleigh,
£950,000



- **9 Acres Set in Serene Environment**
- **Stunning Views over Suffolk Countryside**
 - **2 Holiday Cabins**
 - **Quiet Location**
- **Convenient Location**
- **Hadleigh Within Close Proximity**
 - **Secure Dog Walking**
 - **Extensive Grounds**
 - **Internet Services**



GRACE ESTATE AGENTS are delighted to present Shepherds Rest, Hill Farm, Pond Hall Road, Hadleigh, IP7 5PS. Shepherds Rest consists of three buildings, approximately 5 acres of land and a Dog park. The three buildings at the property include, one barn and two holiday lodges.

A rare opportunity to acquire approximately 5 acres of picturesque, dwellings and land on the rural edge of Hadleigh — one of Suffolk's most desirable and well-connected market towns. Set along Pond Hall Road, this beautiful and versatile parcel offers buyers a blank canvas for a wide range of potential uses (subject to planning).

Shepherd's Rest – Planning History:

In 2008, permission was granted to convert the buildings into offices and storage.

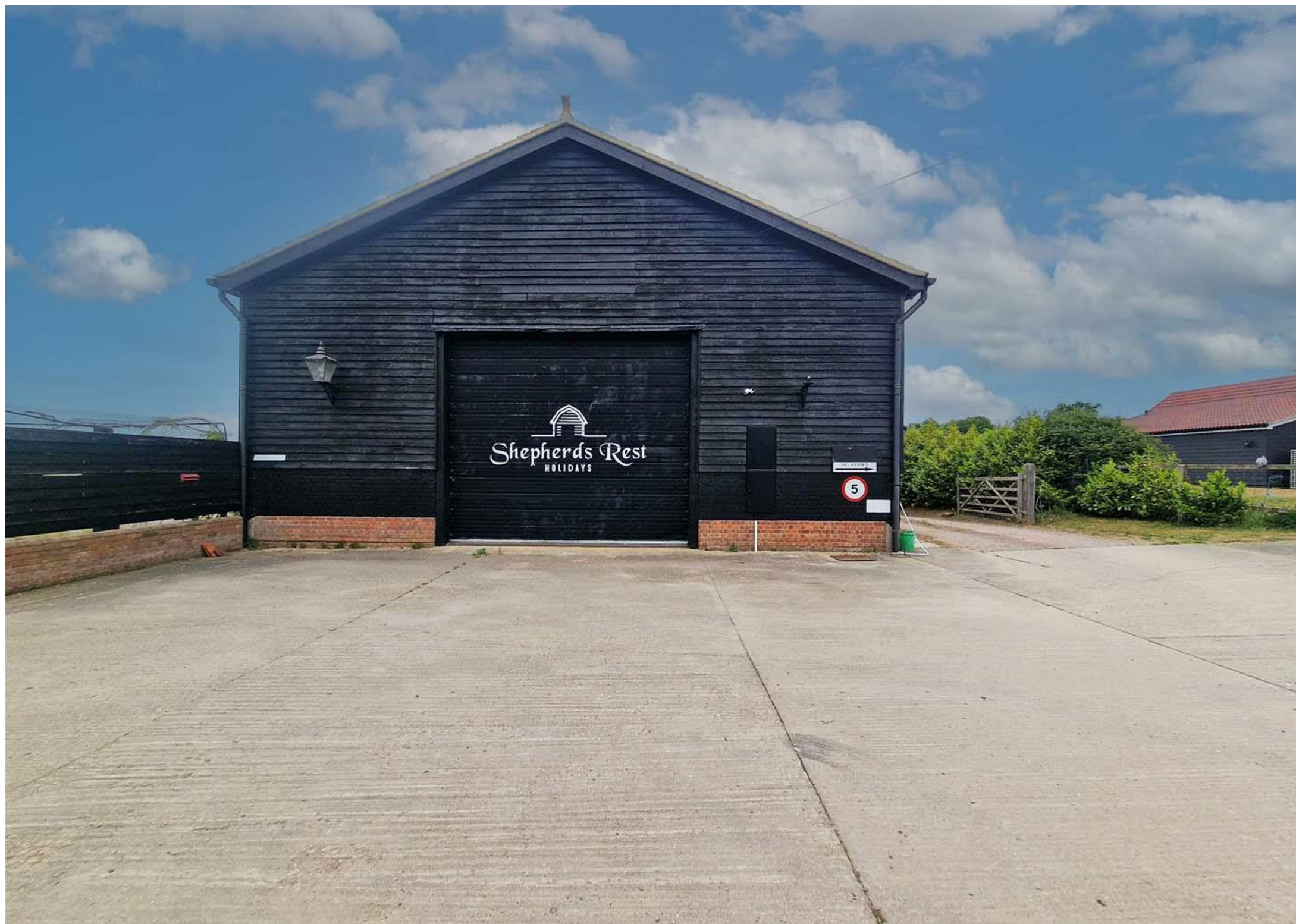
In 2016, a new permission allowed conversion into 2 holiday units (now completed), Also permission to convert the barn into a 8-bedroom guest house, and some office space.

Any prospective purchaser to explore their own planning to satisfy any requirements relating to future planning.

Shepherds rest is a short drive to Hadleigh Town which has a number of shops, local pubs and Hadleigh leisure is also only a 7 minute drive from Shepherds Rest. Great access to transport links which allows a short drive to Ipswich town.









Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC