



BELLE VUE HOUSE

Sudbury | Suffolk



Chapman Stickers

BELLE VUE HOUSE, NEWTON ROAD, SUDBURY, SUFFOLK, CO10 2RG

A UNIQUE OPPORTUNITY TO CONVERT ONE OF SUDBURY'S MOST ICONIC PERIOD BUILDINGS INTO TWO SUBSTANTIAL DWELLINGS

Development Proposal

Discreetly positioned on elevated ground, Belle Vue House dates from 1875 and is one of Sudbury's most important and notable period buildings. Two nationally leading architects at the time, Spalding & Knight, were commissioned to design and build the residence for a local solicitor, Henry Canham. Despite its significance to the town and its imposing Victorian architecture, the Villa is not listed under Historic England and falls outside of Sudbury's conservation area.

Originally the house once stood in some five acres, which now mostly forms the adjacent Belle Vue Park to the south. The residual amenity land in all covers some 0.65 acres with independent access directly onto Newton Road.

Internally, the house remains virtually unaltered since it was built, and any modern stud partitions to the rooms, as well as a single storey extension to the east can be removed with relative ease. Although the house has been disused since 2016, the building is generally in good condition, and numerous features of its period are well preserved which includes the original tiled entrance hall, hardwood staircase, window shutters, corncing, ornate fireplaces and the magnificent stained glass windows to the eastern end half landing.

Planning

Detailed planning consent was granted on the 29th November 2023 for the restoration and conversion of Belle Vue House for two residential dwellings covering about 367.4 sq.m (3,955 sq.ft) and 289.2sq.m (3112 sq.ft) respectively.

The full planning notice with conditions, supporting documentation and associated plans are available via the Babergh & Mid Suffolk's District Council planning portal (www.babergh.gov.uk) under reference DC/23/003449.

Purchasers' Obligations and Considerations

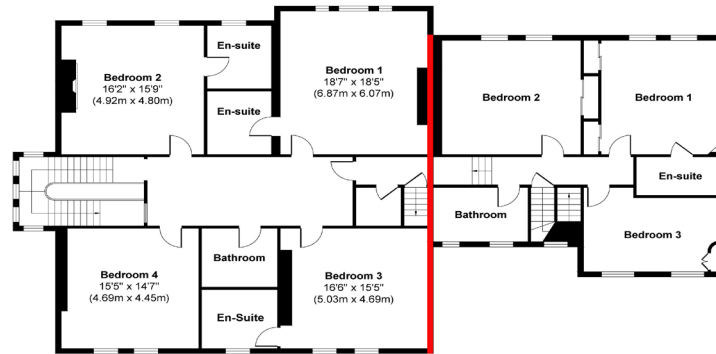
The discharge of all planning conditions and any unilateral undertakings.

Connection to services

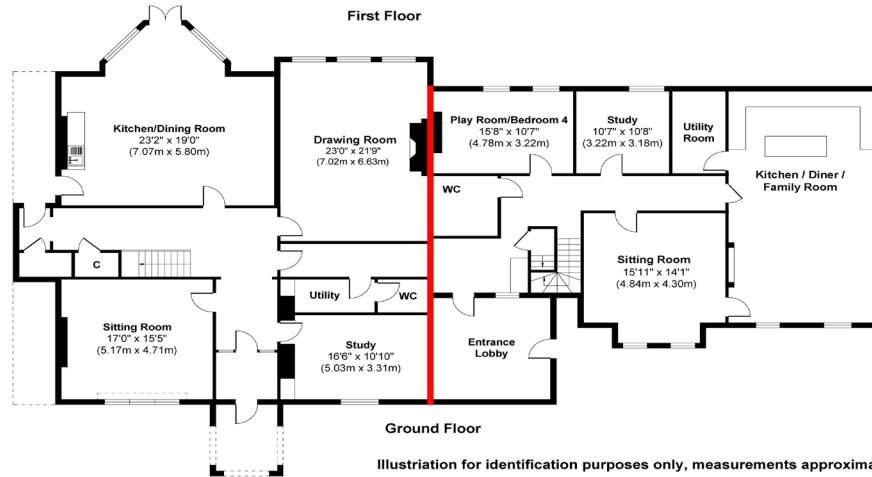
All mains services are connected, however, separate services will be required.

Tree Preservation Orders

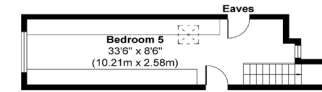
None



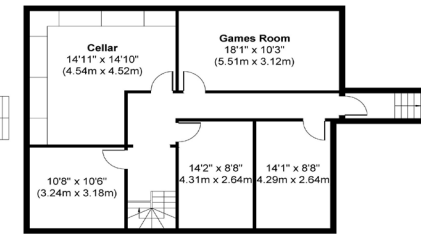
First Floor



Ground Floor



Second Floor



Cellar

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



Agents Note

It is understood the single storey brick buildings to the south of the shared drive (which can be seen from Newton Road) will be demolished. The residual land will then be incorporated as part of Belle Vue Park.

The Park is to be warded, with opening hours to be confirmed. Once shut, the park will be locked and secured.

CIL Liability

For self-builders, CIL is exempt, but occupiers must remain in residence for a period of 3 years from completion. The same can claim the VAT on all renovation expenditure.

Flooding

The property does not fall within any flood zones.

Local Authority

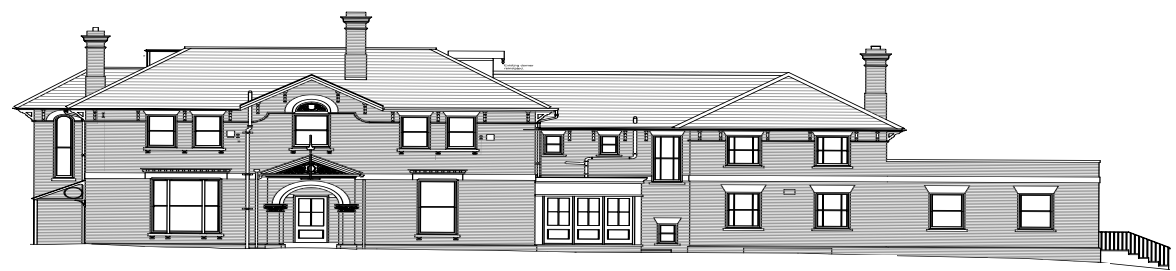
Babergh with Mid Suffolk District Council Endeavour House
8 Russell Road
Ipswich
IP1 2BX
Tel: 0300 123 4000

Location

Belle Vue House is only some 0.3 miles to the east of Sudbury's Market Square, and thus in convenient reach of the comprehensive range schooling, shopping, recreational and cultural amenities this thriving market town has to offer. Via Marks Tey, Sudbury also offers a rail link to London's Liverpool Street station.

Viewings

By appointment via the selling agents



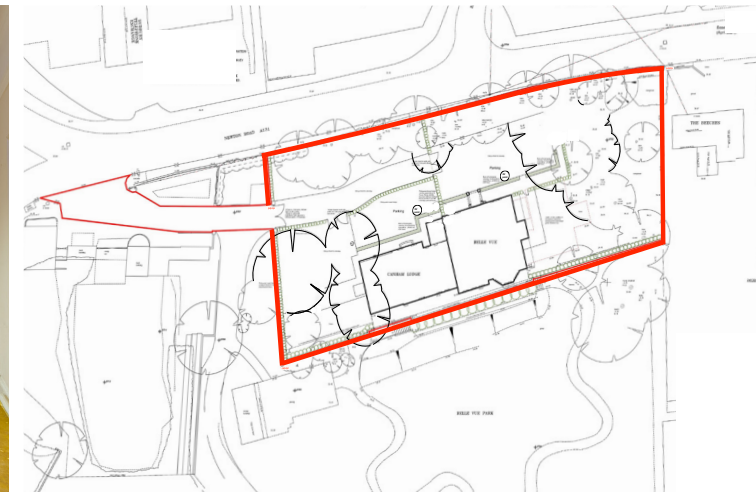
North West Elevation



South West Elevation



South East Elevation





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