

A rare opportunity to acquire 6.69 acres of land with two bedroom lodge, large workshop and caravan park with site licence in a convenient location under 3/4 of a mile from the A12.

Guide Price
£575,000 Freehold
Ref: B159/JG

Maples Park
Rendham Road
Carlton
Saxmundham
Suffolk
IP17 2QN



A residential holding comprising main two bedroom lodge, second residential caravan, 151sqm workshop and range of buildings, all set in 6.69 acres.

This caravan park provides plenty of potential for a wider range of alternative uses (subject to planning).

Vacant possession upon completion.

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Location

The property is located only 1 mile from the A12 accessed from Rendham Road down a quiet country lane. The site is approx. 7 miles from Sizewell where a new power station (Sizewell C) is proposed and only 1 mile from popular town of Saxmundham. The town has many local shops and businesses, sports and leisure facilities, as well as good rail links and the A12 road that puts the town within easy reach of Ipswich, Norwich, London. The resident population of the town is circa 4,000 persons.

Description

Maples Park is a unique and interesting property comprising two bedroom lodge, older style caravan, workshop and range of further buildings set within 6.69 acres (sts) of paddocks and former Caravan & Motorhome Club CL site.

The land is split between a frontage circa 2.76 acre field where the buildings and caravan site is located, with a further circa 3.93 acre paddock to the rear.

The buildings are as follows:-

Two Bedroom Lodge

A smart lodge comprising hallway, sitting room, dining area, kitchen, two bedrooms, en-suite and shower room. **66sqm (710sqft)**.

Warehouse/Workshop

A detached steel portal framed warehouse with a main open storage area (Height to Apex: 4.99m, Height to Ridge, 3.77m) with small office within. Two roller shutter doors of approx. 3.15m wide x 3.21 high. **151sqm (1629sqft)**.

Additional Buildings

A range of lean-to structures formerly in agricultural use. **61sqm (655sqft)** and a older style caravan.

Planning

The property benefits from an established residential use for two mobile homes achieved via Certificate of Lawful Use in 2005, in addition to a third caravan or mobile home for ancillary domestic storage ref: C/04/1471. An updated Certificate of Lawful Use has been granted by East Suffolk Council ref: DC/23/4393/CLE. This application confirms the lodge is one of the two permitted residential permissions from the original 2005 application. Further information is available upon request. The property also benefits from a site licence under the Caravan Sites and Control of Development Act 1960—Section 3.

Services

We understand mains water and electricity are connected to the site with multiple outlets/connections. Foul drainage is discharged via a treatment plant. Heating for the lodge is via LPG bottled gas. We have not undertaken any detailed investigations in relation to the availability and capacity of services and prospective purchasers should satisfy themselves in this regard.

EPC

Not applicable.

Council Tax

Council Tax - Band A.

Viewing

Strictly by appointment with Clarke and Simpson.

Local Authority

East Suffolk Council.





Floorplans - Indicative Only

Lodge

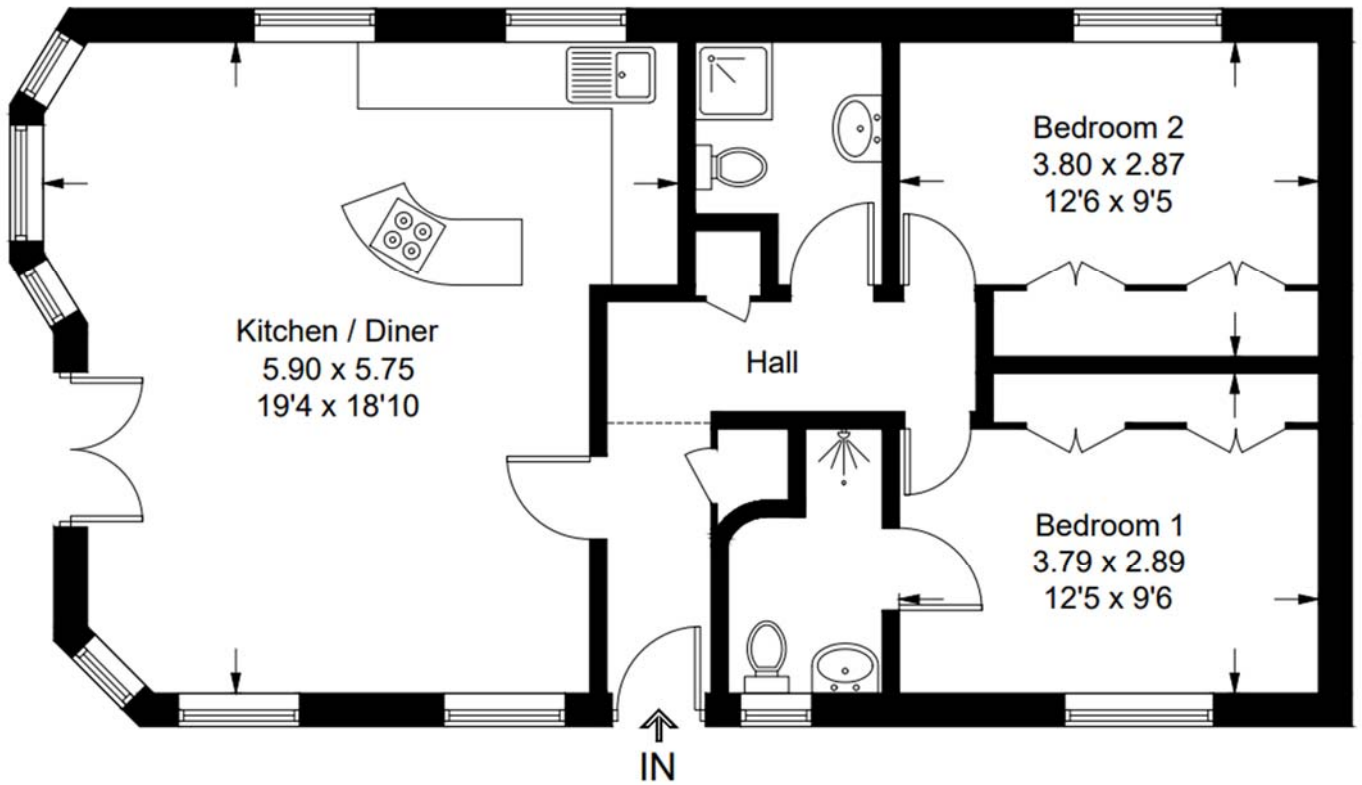


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069829)

Workshop

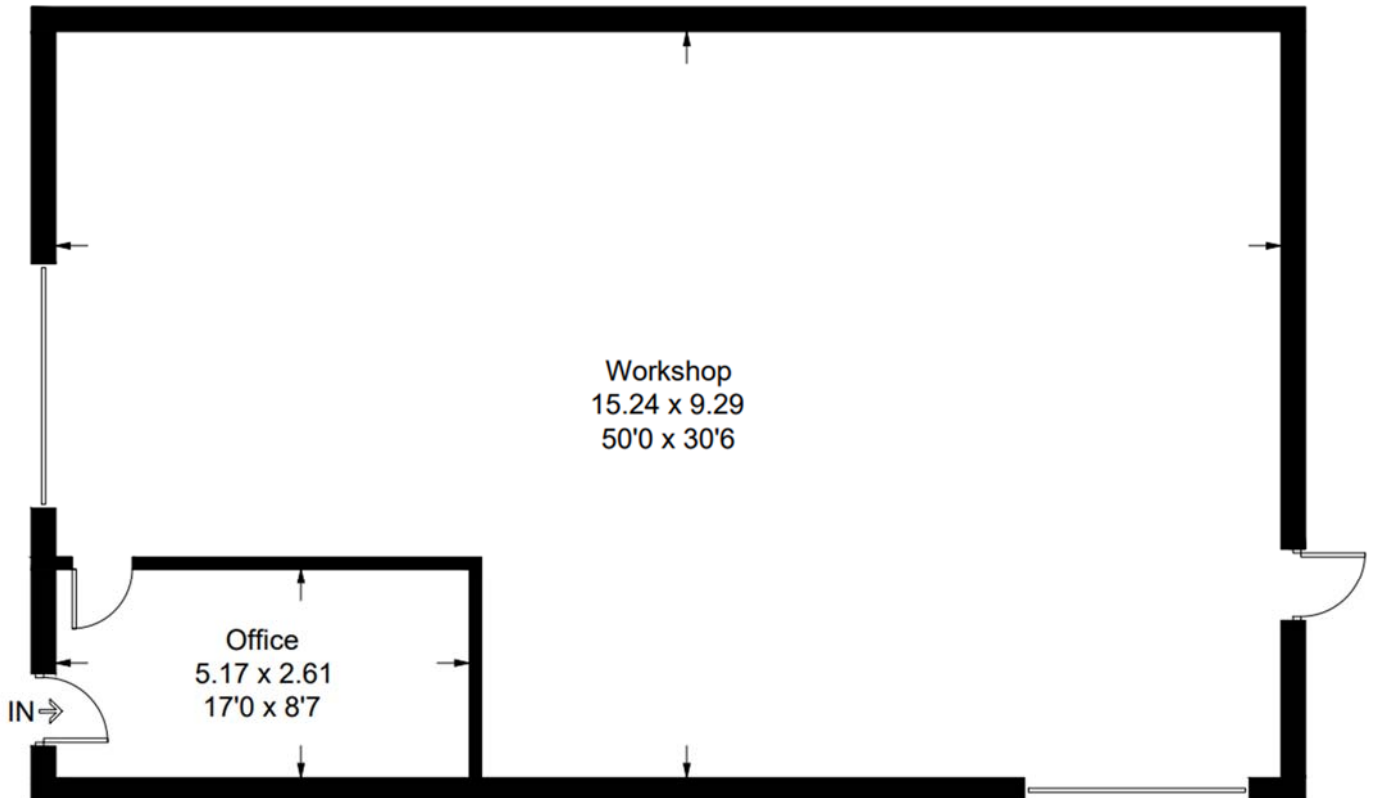


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Site Plan - Indicative Only



NOTES

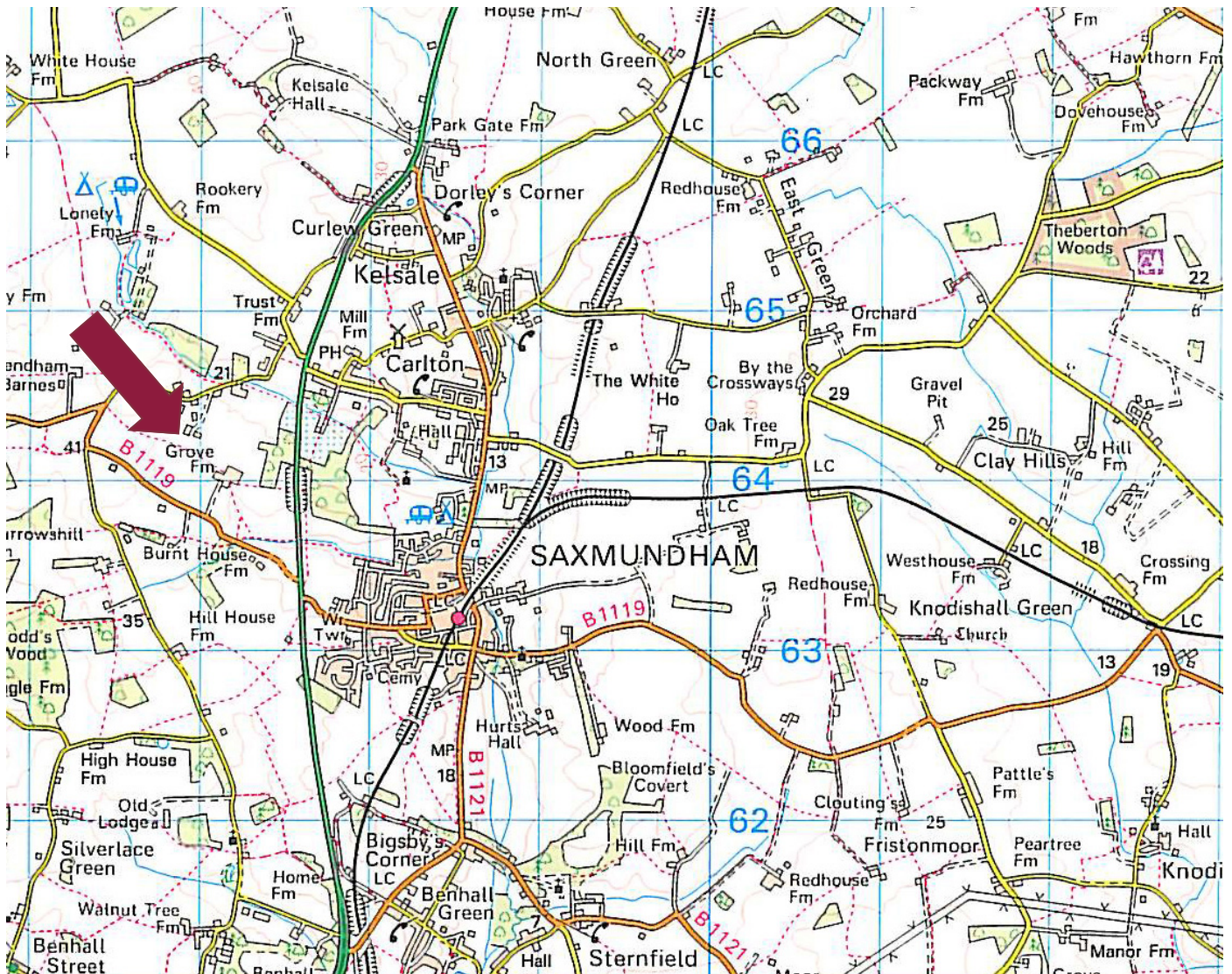
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

April 2024

Directions

From the A12 north of Saxmundham turn off the road in a westerly direction, before turning left onto Rendham Road after approximately 1/4 of a mile. Follow Rendham Road for a further 3/4 of a mile, where the property will be found on the left hand side.

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