

A Grade II Listed former farmhouse that has been added to and altered over the years, offering 5/6 bedrooms, with a good range of outbuildings on a site of nearly 1.5 acres in all, a short distance to the south of Leiston's town centre.

Guide Price
£500,000 Freehold
Ref: P6902/J

The Red House
Red House Lane
Leiston
Suffolk
IP16 4LR



A Grade II Listed former farmhouse with accommodation comprising entrance hall, kitchen/dining room, sitting room, garden room, drawing room and study. Four bedrooms, one walk-through, and two bathrooms. Annexe/ B&B accommodation comprising kitchen, sitting room and WC on the ground floor, together with two bedrooms and a bathroom on the first floor. Useful range of adjoining outbuildings. Gardens and grounds extending to approximately 1.39 acres (0.56 hectares in all).

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Location

The property will be found along Red House Lane in a quiet, established part of Leiston, a short distance to the south of the town centre and just off the Aldeburgh Road. Leiston benefits from a High Street offering a good variety of independent retailers, together with a Co-operative supermarket. There is also the popular Leiston Film Theatre, a post office, Barclays Bank, a library, museum, garage, a number of public houses, a leisure centre with swimming pool and primary (Leiston Primary School with nursery) and secondary schooling (Alde Valley High School).

Saxmundham lies about three miles to the east where there are further facilities including Waitrose and Tesco supermarkets, as well as rail services to Ipswich and some direct trains through to London's Liverpool Street station. The Heritage Coast, with the popular coastal villages and towns of Thorpeness and Aldeburgh, is within two miles. The County Town of Ipswich lies about twenty miles to the south-west.

Also nearby is the Sizewell B Power Station, which is owned and operated by EDF. There are plans in place to develop Sizewell C, which will be a major infrastructure project for the area and one that will generate considerable inward investment during the construction phase and have a direct and positive impact on the local economy.

Description

The Red House has been in the same family's ownership since the late 19th Century, originally operating as a mixed farm, and in more recent times it served as a family house.

The property comprises a range of Grade II Listed buildings from different eras with the original building being a timber framed thatched dwelling, probably dating from the early 18th Century, with a wing added on the right hand side in the early 19th Century and a wing on the left hand side in the 20th Century, which was utilised as a B&B facility. Attached to the annexe is a good range of brick outbuildings set beneath slate roofs that offer tremendous potential. Beyond the property and outbuildings are the gardens and grounds. This comprises a wonderfully mature area with a number of established trees which extends to nearly 1.5 acres in all.

The properties are now somewhat dated by modern standards and require considerable investment in terms of refurbishment costs. However, this provides an incoming purchaser with an opportunity to create a new family home to their own particular style and tastes.

Planning Permission

The property being offered for sale is as per the indicative site plan included within these particulars. The areas edged blue will be retained by the vendors.

In February 2022 planning permission was granted at appeal for the conversion of the farmhouse and adjoining outbuildings to create four dwellings together with the construction of three new build dwellings in the grounds—all served by a new shared access of Red House Lane. Extracts of the consented drawings and copies of the Refusal, Appeal Decision and Listed Building Consent are available on request.

Community Infrastructure Levy (CIL)

The Appeal Decision is subject to the local planning authority's Community Infrastructure Levy (CIL) and a CIL Liability Notice was subsequently issued dated 16th March 2022 confirming that the amount of CIL payable is £67,927.97, although we understand that this amount is subject to indexation. CIL will not be applicable if an incoming purchaser chooses to not implement the planning permission.

Services

Mains electricity, water and gas connected. Private drainage.

The vendors have also advised the agents that, as terms for the sale of part of the Red House Farm site to the neighbouring Hopkins Homes development, there was an obligation on the developer to install a new mains foul drainage connection to the western boundary of the site.

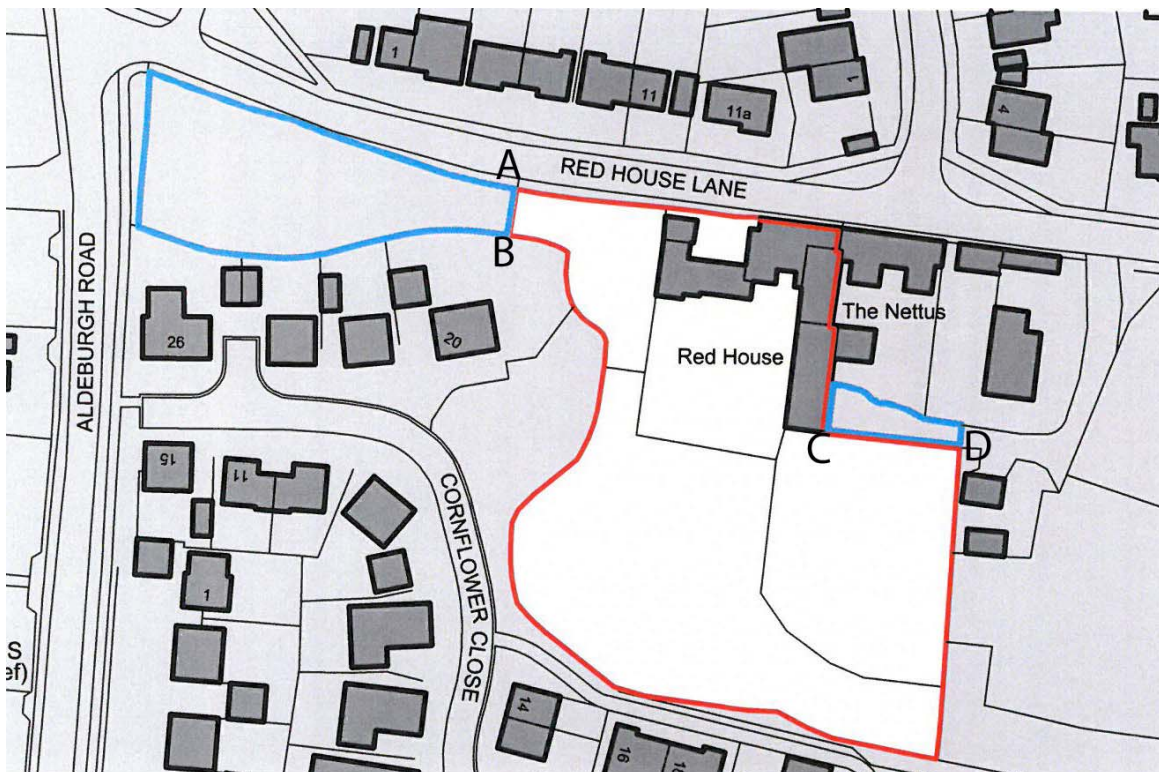
Viewing

Strictly by prior appointment with the selling agents.

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;
Tel: 0333 016 2000

Site Location Plan - Indicative Only - Extent of land being offered for sale edged red.



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

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.

October 2024





Drawing Room



Study/Dining Room



Sitting Room



Kitchen/Breakfast Room



Bedroom 1



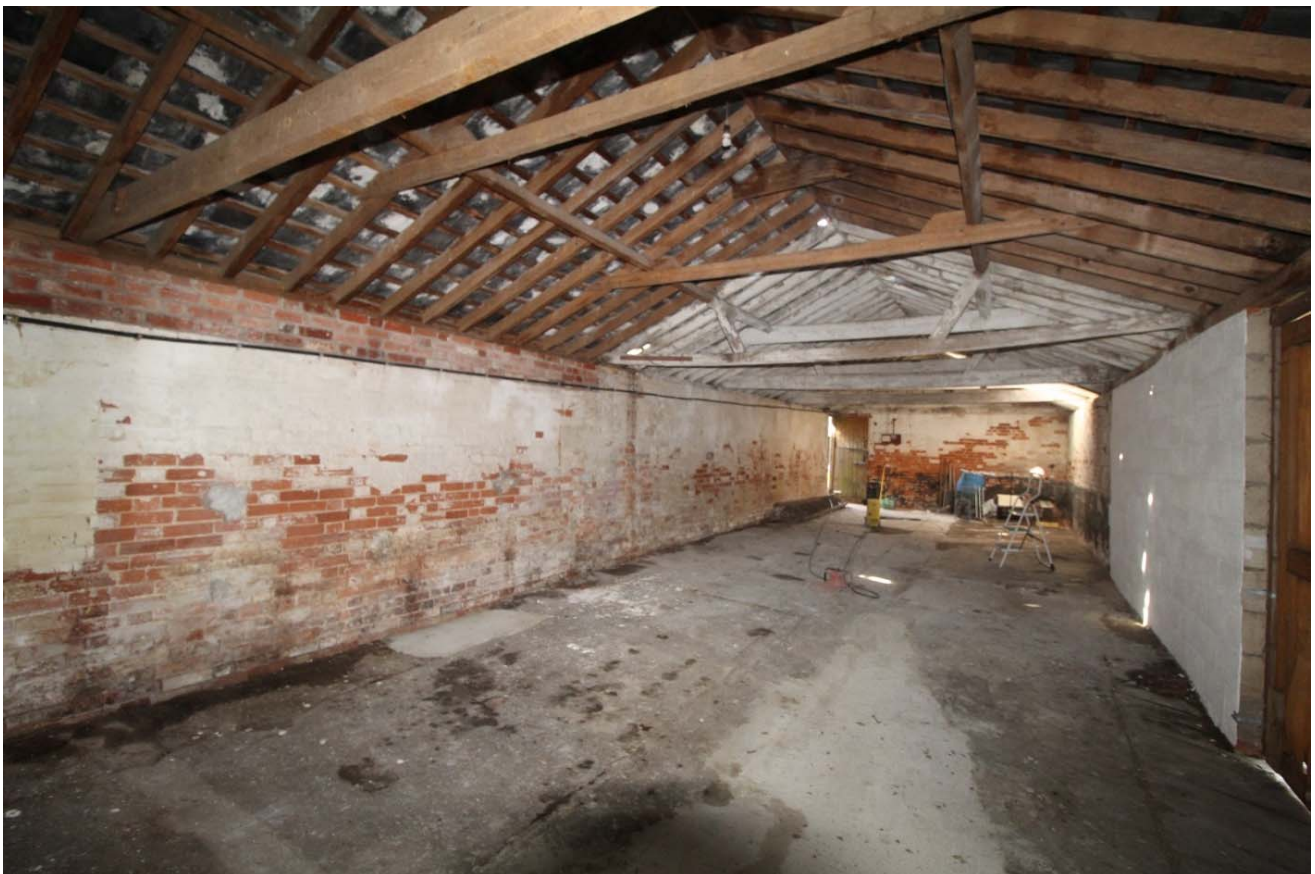
Bedroom 1



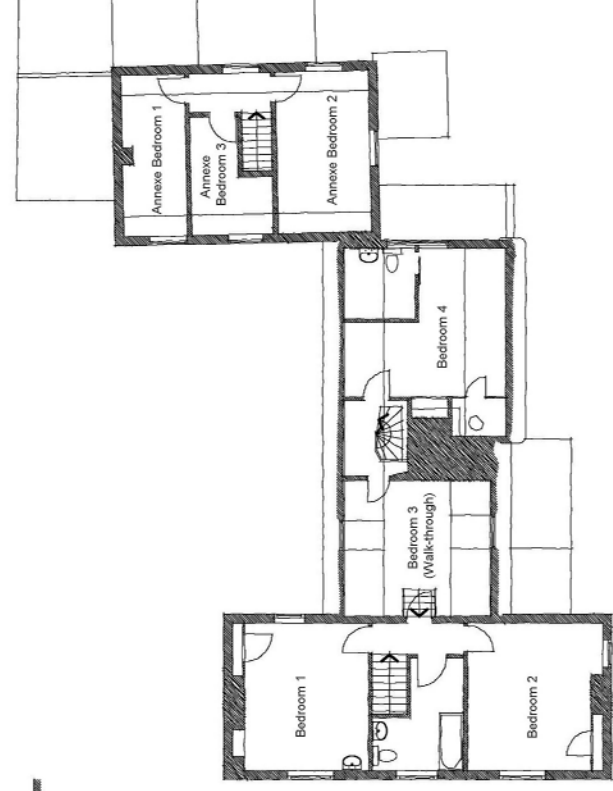
Annexe Sitting Room



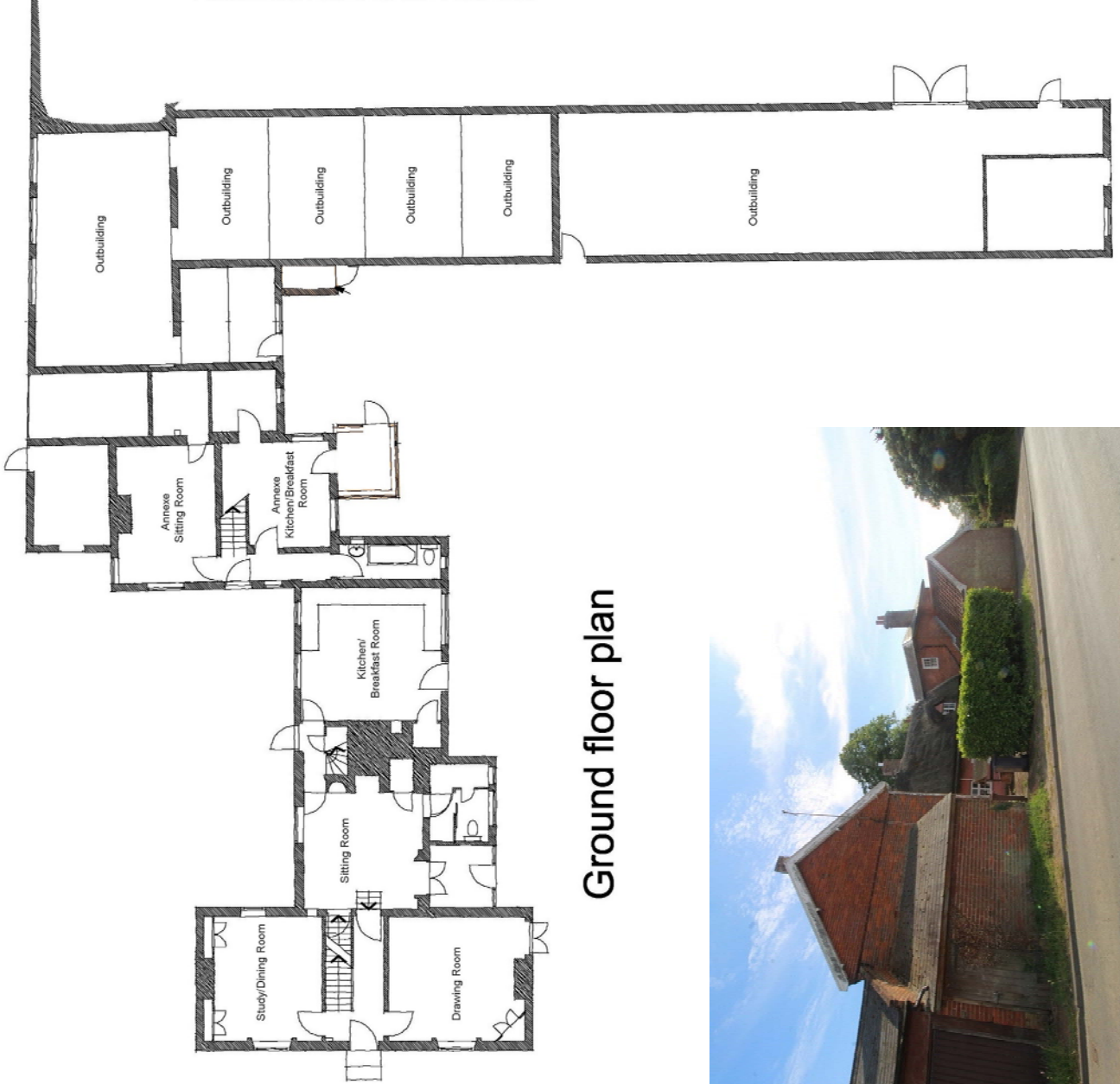
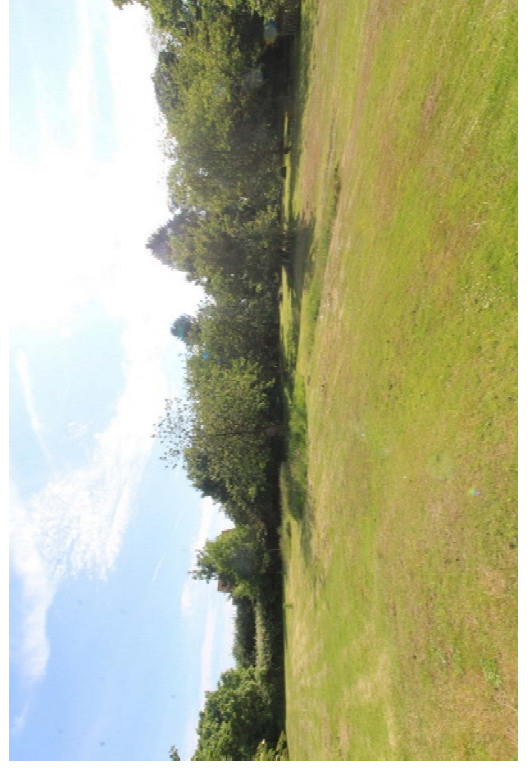
Annexe Kitchen



Outbuildings



First floor plan



Ground floor plan





Directions

Proceeding in a northerly direction on the A12, take the A1094 where signposted to Leiston and Aldeburgh. Continue along this road for approximately 4 miles, turning left onto the B1069. Continue through Knodishall, bearing right onto the B1353 where signposted to Aldringham and Thorpeness. At the crossroads turn right onto the B1122 where signposted to Leiston. Continue along this road for approximately 0.75 mile, turning right onto Red House Lane, where the property will be found a short way along on the right hand side.

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