

A superb home and also business opportunity, with grounds of nearly 20 acres, in a lovely position on the edge of Snape, near the Heritage Coast.

Guide Price
£1,600,000 Freehold
Ref: P7236C

Croft Farm
Hulver Lane
Snape
Suffolk
IP17 1QU



Five bedroom farmhouse, two holiday lets, income generating commercial and agricultural buildings and Suffolk Barn.
Established 5 touring caravan site, along with permission for a further 30.
In all, 19.5 acres.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Croft Farm is situated in a superb, standalone position within the Parish of Snape. The main village is under a mile from the property and benefits from two inns, The Golden Key and The Crown. Within one and a half miles is the world famous Snape Maltings Concert Hall, together with the acclaimed retail complex and Plough & Sail Inn, located on the River Alde. There are wonderful walks within the area, both along the river to Aldeburgh and Iken, and in the nearby forest. Sailing is to be found at Orford and Aldeburgh, and there are many golf courses in the area. Aldeburgh, which is less than five miles away, benefits from national and local shops, as well as a fantastic range of restaurants. There is a railway station in the market town of Saxmundham, which is approximately three miles away. Here there are also Waitrose and Tesco supermarkets.

Description

Croft Farm offers an exciting business opportunity in a particularly special part of East Suffolk. The standalone grounds extend to approximately 19.5 acres and centrally within the plot are an extensive range of domestic, commercial and agricultural buildings. Croft Farmhouse is a period dwelling of brick and timber construction under a slate roof. It offers two reception rooms along with a well equipped kitchen, utility room, study and downstairs shower room. On the first floor are five bedrooms, an en-suite shower room and family bathroom. Adjacent to the farmhouse is the converted granary which is a three bedroom holiday let with bathroom, shower room, kitchen/dining room, sitting room and utility room. In addition, is The Forge, which has an open plan kitchen/sitting/dining room, ground floor shower room and first floor double bedroom. Adjoining this is a magnificent red brick Suffolk barn which offers scope for a multitude of uses. Adjacent are a further range of domestic outbuildings including stables, cartlodes and stores. Beyond the domestic buildings are a range of agricultural/commercial units some of which are let on an informal basis, with one being let formally to a garden machinery business. It is envisaged that an incoming owner could intensify the commercial use of the buildings, subject to the normal consents.

To the front of the property, adjacent to Wadd Lane is the existing and very successful 5 touring caravan site. In addition further amenity grass and hedging has been established on land to the east of the buildings, which has recently been granted planning permission for 30 more touring caravans with toilet and shower block. There is meadow land at the property which would be ideal for equine use and part of the land is let to a local farmer for arable use. Interested parties should note that in the year ending 31st March 2023 the turnover for the property for the formal commercial building rents, caravan pitch rents, holiday lets and land rent was approximately £63,000.

The Accommodation

The Farmhouse

Ground Floor

A south facing veranda with doors to both the sitting room and dining room, and also the main front door to the



Hallway

Pamment and brick tile flooring and radiator. Stairs to the first floor landing. Stairs to the cellar and opening to the inner hallway. Doors lead off to the

Dining Room 16'2 x 14' (4.93m x 4.27m)

Fireplace with tiled surround. Hatch to kitchen. Radiator. Bay with south and west facing windows. Doors to the exterior.



Sitting Room 17'6 x 14'2 (5.33m x 4.32m)

Fireplace with timber surround flanked on both sides by built-in shelved cupboards. Radiator. Large bay with south and east facing windows with views to the front of the property. Door to the exterior and further door leading to the



Study 12'5 x 7'5 (3.78m x 2.26m)

East facing window, radiator, fitted cupboard and exposed beams. A door leads to the

Inner Hallway

Exposed beams, internal window to the utility room and doorway to the hallway. Doors to the kitchen/breakfast room and shower room.

Shower Room

With shower unit, WC, hand wash basin, high level north facing window, radiator and tiled flooring.

Kitchen/Breakfast Room 19' x 12'5 (5.79m x 3.78m)

Fitted with a modern range of high and low level wall units with wood effect worksurface incorporating one and a half bowl sink with drainer and mixer taps. Integrated fridge and dishwasher. Freestanding double electric oven with four ring Halogen hob above and extractor fan. Block fireplace with former oven to one side. Exposed brick wall. Tiled flooring. North and west facing window overlooking the grounds. Recessed spotlighting. Hatch to dining room. Radiator. Door to the exterior. A further door opens to the



Utility Room 15' x 9' (4.57m x 2.74m)

High and low level wall units with space and plumbing for washing machine. Roll edge worksurface with stainless steel sink, drainer and taps above. Exposed timbers. Pamment tile flooring. Radiator. North facing window.

Stairs from the hallway lead down to the

Cellar 15'11 x 13'10 (4.85m x 4.2m)

Brick flooring. Ceiling height of approximately 5'9 (1.75m). West facing window.

The stairs in the hallway rise to the

First Floor

Landing

Radiator and doors off to the bedrooms and bathroom

Bedroom One 14'6 x 14'3 (4.42m x 4.34m)

A double bedroom with south facing window overlooking the front of the property. Built-in wardrobes. Radiator. Wall light points. A door opens to an



En-suite Bathroom

A spacious room comprising bath, shower, WC and hand wash basin. Fitted cupboards and drawers. Mirror with lighting. Recessed spotlighting. Ladder style chrome towel radiator. East facing window.



Bedroom Two 11'8 x 11' (3.56m x 3.35m)

An L-shaped single bedroom with south facing window to the front of the property. Radiator.

Bedroom Three 14'7 x 15' (4.44m x 4.57m)

A spacious double bedroom with south facing window. Former fireplace with surround. Radiator. Built-in wardrobes. Wall lights points.



Bedroom Four 13' x 8' (3.96m x 2.44m)

A single bedroom or dressing room with north facing window to the rear of the property. Radiator. Fitted Airing Cupboard with lagged hot water cylinder and slatted shelving.



Bathroom

Roll top bath, WC and hand wash basin with cupboard below. Radiator. North facing window.



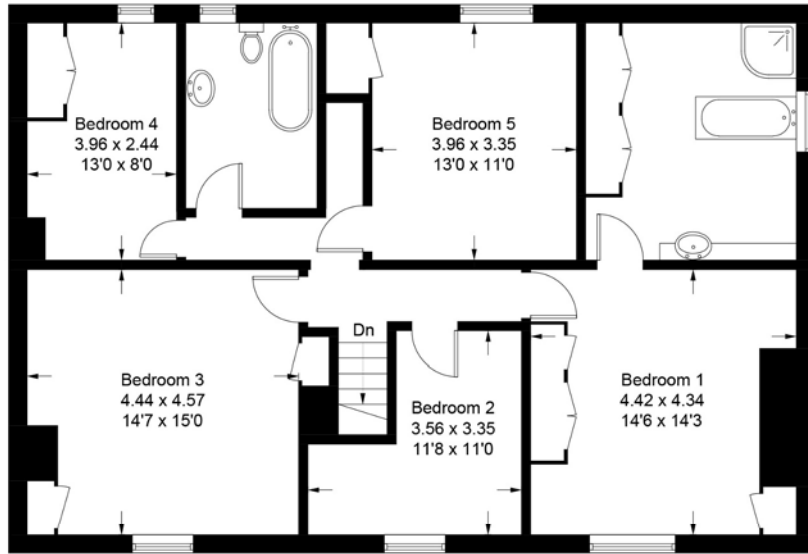
Bedroom Five 13' x 11' (3.96m x 3.35m)

A double bedroom with north facing window overlooking the farm. Radiator. Built-in wardrobe. Wall light point.

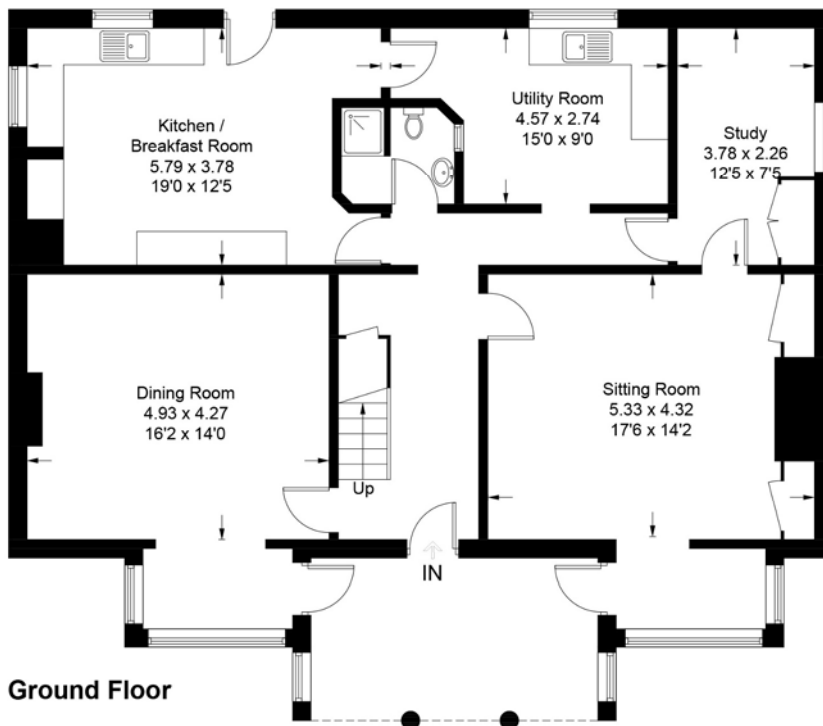




Approximate Gross Internal Area = 221.8 sq m / 2387 sq ft



First Floor



Ground Floor

The Granary



A stable style front door leads to the

Kitchen/Dining Room 20' x 11' (6.1m x 3.35m)

North and south facing windows. Radiator. Recessed spotlighting. Tiled flooring. The kitchen area is fitted with high and low level wall units with a roll top worksurface and one and a half bowl sink with mixer taps above. Freestanding slimline dishwasher, fridge and double electric oven with four ring Halogen hob above and extractor fan. Doors lead off to the sitting room and also to the



Utility Room 9' x 7'8 (2.74m x 2.34m)

Low level wall unit and space and plumbing for a washing machine. Oil fired boiler. Roll edge worksurface with stainless steel sink, drainer and taps above. Tiled flooring. Radiator. South facing window with obscured glazing. Water softener. Storage cupboard. A door opens to a

Shower Room

Comprising shower, WC and hand wash basin. Tiled flooring. Ladder style towel radiator. West facing window with obscured glazing.

Sitting Room 13'3 x 11' (4.04m x 3.35m)

A dual aspect room with floor to ceiling south and east facing windows. Karndean style flooring. Radiator. Wall light points.



Stairs rise to the

First Floor

Landing

South facing windows to the front of the property. Radiator. Doors lead off to the three bedrooms and bathroom.

Bedroom One 12'5 x 9'5 (3.78m x 2.87m)

A vaulted double bedroom with exposed timbers. South facing window with views over the front meadow. South and north facing skylights. Radiators. Wall light points.



Bathroom

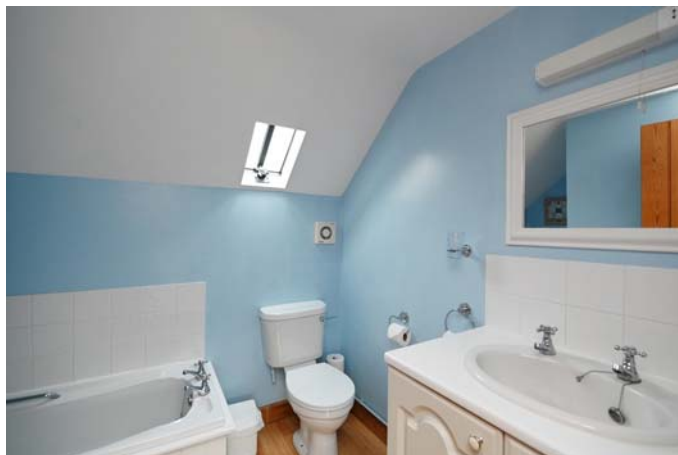
Comprising bath, WC and hand wash basin with cupboard below. North facing skylight. Ladder style towel radiator.

Bedroom Two 10'11 x 7'3 (3.33m x 2.21m)

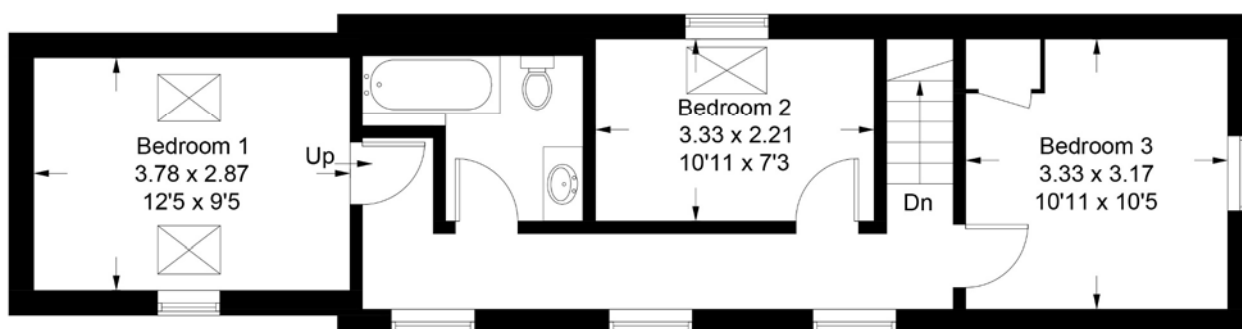
A single bedroom with north facing window and skylight. Radiator. Recessed spotlighting.

Bedroom Three 10'11 x 10'5 (3.33m x 3.17m)

A double or twin room with east facing window. Radiator. Built-in wardrobe. Wall light points.



Approximate Gross Internal Area = 89.6 sq m / 964 sq ft



First Floor



Ground Floor

The Forge



South facing UPVC French doors, flanked on both sides by windows and with a window above, lead to the

Kitchen/Sitting/Dining Room 20' x 15'7 (6.1m x 4.75m)

An open plan area with tiled flooring and recessed spotlighting. Electric radiators. The kitchen area is fitted with high and low level wall units with roll edge worksurface and stainless steel sink with drainer and mixer taps above. Fridge, washing machine and double electric oven with Halogen hob above and extractor fan. Built-in **Airing Cupboard** with lagged hot water cylinder and slatted shelving. Further cloak cupboard. A door opens to

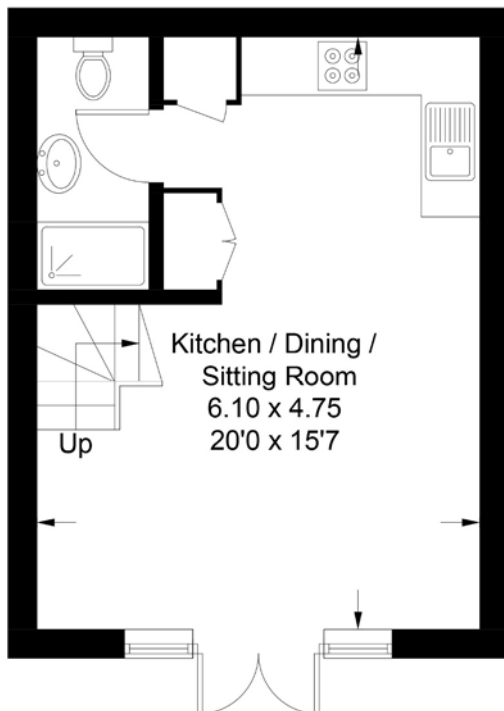


Shower Room

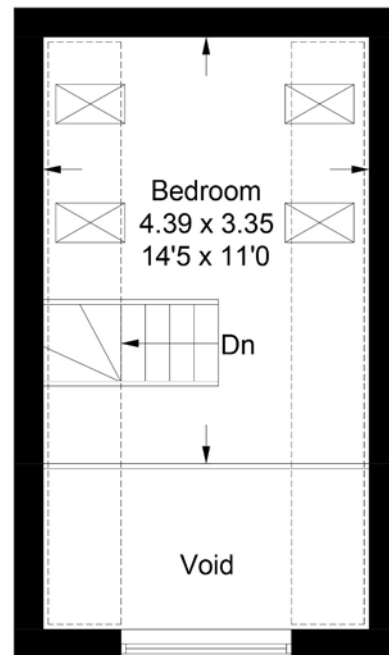
WC, hand wash basin and shower unit. Tiled flooring. Ladder style chrome towel radiator. Spotlighting.

From the sitting area stairs lead up to a

Mezzanine Double Bedroom 14'5 x 11' (4.39m x 3.35m) East and west facing skylight. Radiator. Wall light points.



Ground Floor



First Floor

Approximate Gross Internal Area = 42.7 sq m / 460 sq ft
(Excluding Void)



The Grounds

There are three formal access points to the property, one being off the A1094, one off Hulver Lane, and the third off Wadd Lane. This makes the property ideal for various uses.

The farmhouse itself has gardens and domestic outbuildings. The holiday units, The Granary and The Forge also both have garden areas and designated parking.

To the rear of the farmhouse and The Granary are a range of **red brick former stables (Building 4)**, along with a **four bay cartlodge (Building 5)**.



Beyond this is a **concrete framed former agricultural building (Building 6)** which is open to the front and measures 45' x 19'.

Within the domestic area and adjoining The Forge is a particularly impressive red brick **Suffolk barn**. This has great scope to be converted to further living accommodation or potentially as a wedding venue or similar. It measures 47' x 18' plus a bay of 24' x 6'. In addition is a **store** of 25' x 9' plus a further bay. Off this is a flint and **brick store/cart lodge**.



Beyond the domestic buildings are a range of former agricultural buildings.

Building 7 is of concrete frame construction under a corrugated roof. It is partly open to three sides and measures approximately 60' x 25'.

Building 8 is a former grain store/machinery store of steel construction with part block elevations and part corrugated elevations. It measures approximately 98' x 45'.

Building 9 is a store measuring approximately 16' x 25'

Building 11 is a former potato store of brick construction with part rendered elevations under a corrugated roof. The main part of the building measures 48' x 25' which includes an office. In addition is a cloakroom with WC and hand wash basin. This building is let to VIP Garden Machinery for £6,000 per annum.



The Land

As well as the domestic curtilage and yard area there are meadows and arable land. The arable land extends to approximately 1.8 acres and is let under a Farm Business Tenancy commencing 1st October 2022 and with the term ending on 30th September 2024 with six months written notice being required. The apportioned rent is £270 per annum.

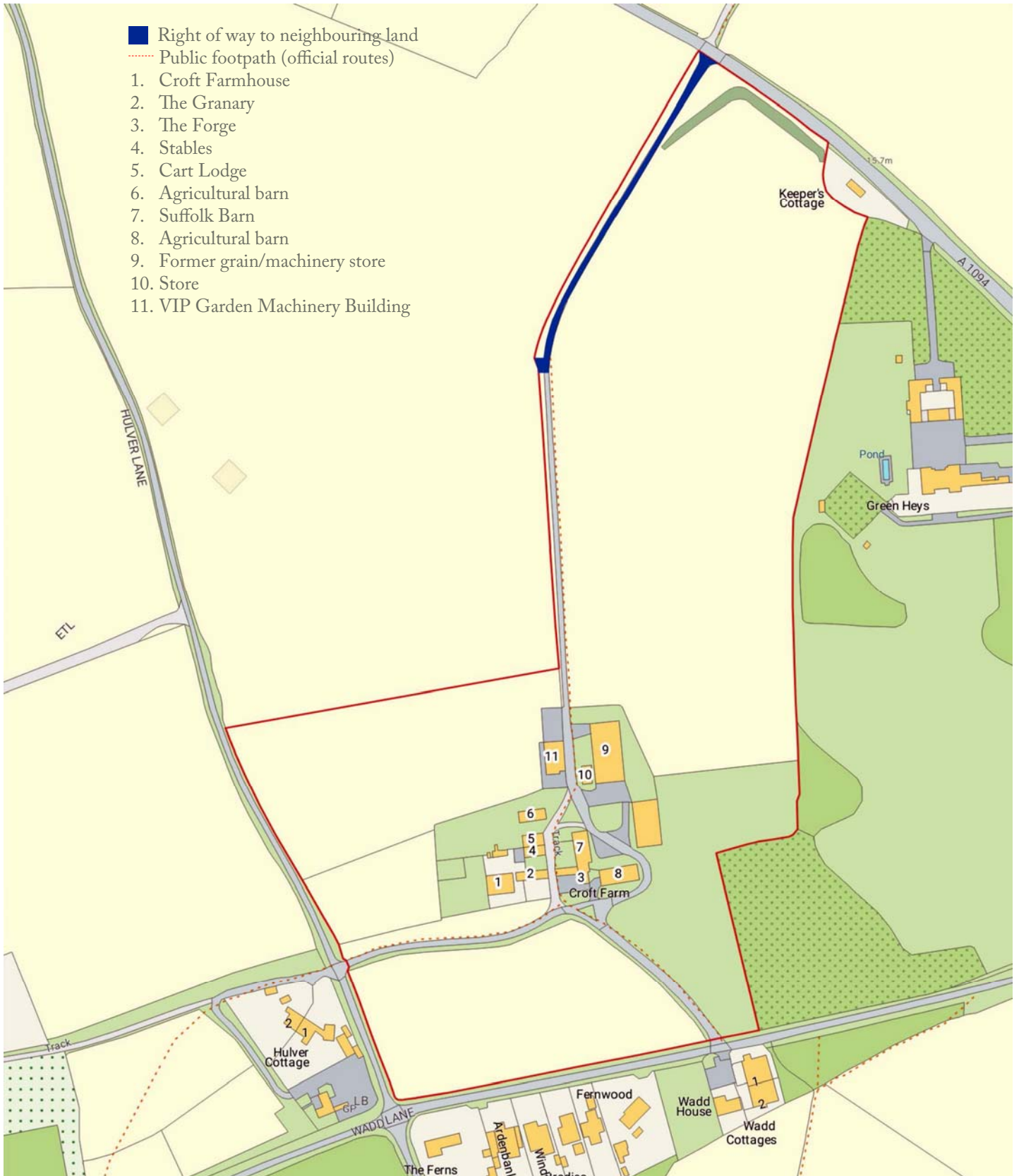
There is an extensive fenced meadow and two additional areas designated for touring caravans. The first area has been well established for a number of years, has **5 hook-ups** and is registered with the Caravan & Motorhome Club with the appropriate certification in place.

The second area has been granted planning permission under Reference DC/21/3254/FUL for **30 touring caravans**. In addition, East Suffolk Council have granted the appropriate caravan site licence for this.

As part of this, Building 9 has permission to be partly converted into showering, cloakroom and reception facilities in association with the site. Plans are available from the agents, but for more information full details of the application are available on the East Suffolk Planning website.



Site Plan - Indicative Only





Viewing Strictly by appointment with the agent.

Services (Detailed services plans are available from the agents)

Mains water - It is understood that there are three water supplies to the property. The house is also served by a well.

Mains electricity - including three phase (Five supplies).

Private drainage system - Two septic tanks which are believed to be compliant with the current regulations on the basis that they drain into soakaways. There is Environment Agency permission (EPR/KP312052) for a new system for the caravans along with a new drainage field (infiltration system).

Heating - Croft Farmhouse - oil fired central heating system
The Granary - oil fired central heating system with combi boiler
The Forge - electric heating

Broadband - current internet speed of 35mb/s but fibre is understood to be in Wadd Lane.

EPC

Croft Farmhouse - Rating = E (50)

The Granary - Rating = E (58)

The Forge - Rating = F (38)

A copy of the full EPC can be obtained from the agent.

Council Tax

Band F; £2,853.08 payable per annum 2023/2024

Rateable Value

The Granary - £2,100; Rates payable £1,074.90

The Forge - £840; Rates payable £419.16

Touring Caravan site - Currently £2,150; Rates payable £1,072.85

VIP Machinery, paid by the tenant - £4,500; Rates payable £2,245.50

Please note that Small business Rates relief may be available.

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



NOTES

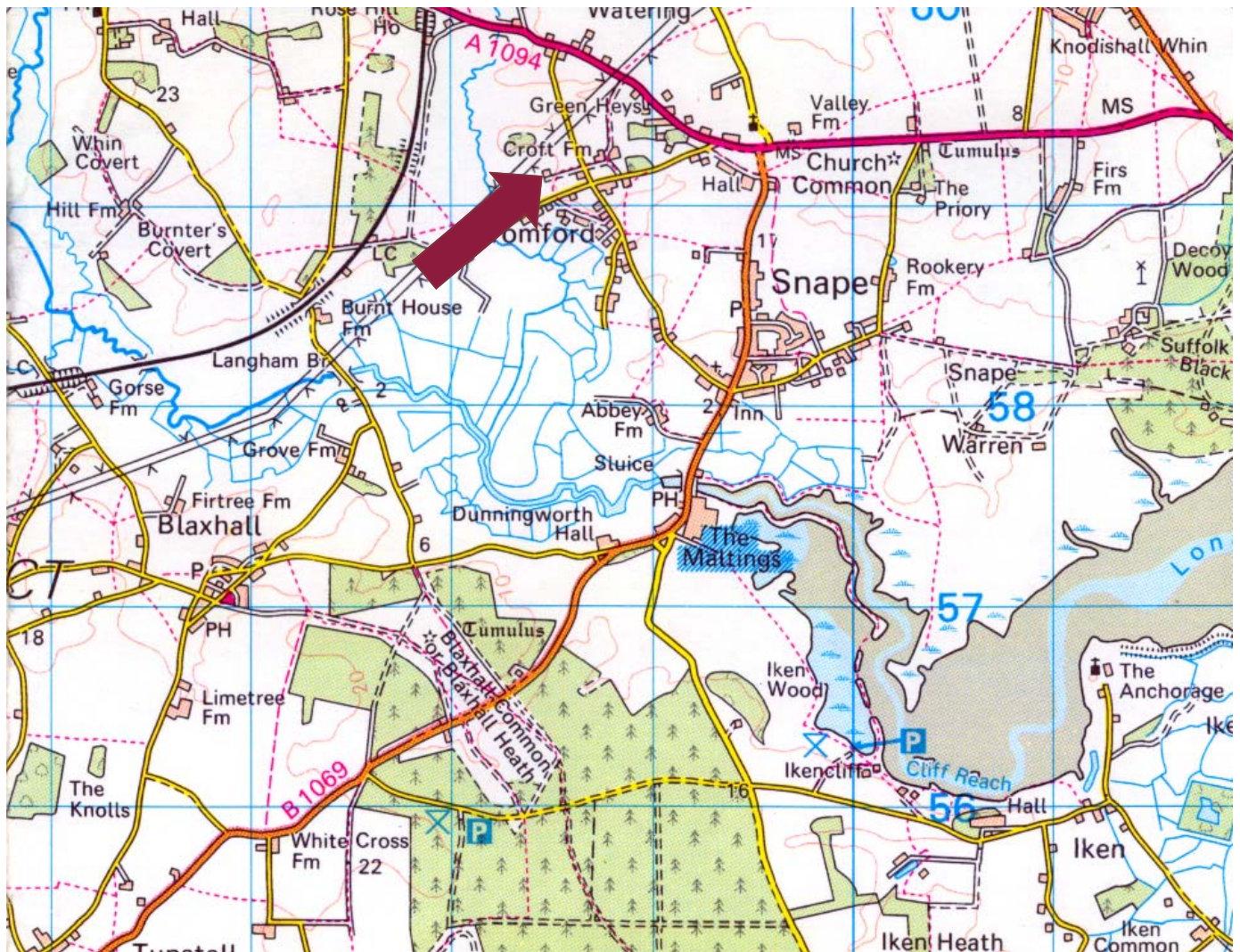
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.
3. A public footpath runs through the grounds as indicated with the dotted line on the site plan within these particulars.
4. The holiday units, The Granary and The Forge, have been let successfully by Suffolk Secrets and bookings are currently in place until the end of August 2024. Suffolk Secrets have indicated that they are happy to continue to manage the bookings and interested parties may wish to discuss this further with the point of contact. The holiday units can be let for no more than 28 days per annum for any one person (s).
5. As one would expect, some of the buildings are clad in asbestos.

January 2024

Directions

Heading north on the A12, turn onto the A1094, known as Friday Street. Proceed along this road and shortly before entering the main part of Snape the entrance to Croft Farm will be found on the right hand side.

For those using the What3Words app: [///ambushes.certified.downs](http://ambushes.certified.downs)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.