



**FennWright**  
Water & Leisure

Red House Farm, Saxtead, Framlingham

Established Holiday Complex and Business Centre in East Suffolk



### Introduction

Red House Farm is an attractive mixed use farm situated in a rural location in the village of Saxtead, East Suffolk. A diverse, income generating property comprising; a successful holiday accommodation business with seven timber log cabins. Saxtead Business Centre with 26 commercial and storage units, together with Fieldview; a five bedroom farmhouse. The properties and grounds extend to 8.6 acres (3.5 Ha).

### Location

The property is situated in a rural location between the villages of Saxtead and Saxtead Green, within close proximity of the historic market town of Framlingham (2 miles), offering a variety of shops, public houses and restaurants together with a good choice of state and private sector schools. Access to the A12 is approx. 8 miles south.

The A1120 "tourist route" runs through the village, linking with the A14 dual carriageway to the west and Yoxford and the A12 to the east. The property has good access to the renowned Suffolk Heritage Coast and popular tourist destinations such as Southwold, Aldeburgh, Thorpeness and Orford.

The wider area boasts popular market towns including Woodbridge and Saxmundham. Stowmarket and Ipswich stations offer direct trains to London Liverpool Street. Woodbridge - 12 miles, Aldeburgh - 18 miles, Ipswich - 16 miles.

### Red House Farm

The Farm was originally a mixed arable and livestock farm, with the farmhouse (Fieldview) constructed in the 1970s. The farm has been in the same family for multiple generations.

The former agricultural buildings have been converted over time to offer commercial and domestic storage units. The Windmill Lodges holiday accommodation has been developed into a popular holiday accommodation site, ideally located for exploring Suffolk and the East Coast.

The property benefits from separate access points from the public highway for the dwelling and the commercial units and lodges.



## Windmill Lodges

A well designed lodge development situated around a central wildlife lake with a perimeter access road and mature landscaping. Windmill has a total of seven 200mm round log Scandinavian style timber holiday lodges offering furnished self-catering accommodation. Each lodge has its own parking and private hot tub with views over the lake and open farmland beyond.

Inside, the units have an open plan kitchen/living area together with coal-effect fire, wooden floors, fully equipped kitchen and ensuite bathroom. All lodges have been awarded 4 or 5 stars from Visit England. The site has planning permission for an additional 5 log cabins, 12 in total.

The Lodges comprise the following;

Lodge	Bedrooms	Floor Area (sq ft)
Kingfisher	3	1,201
Greenfinch	3	1,006
Wagtail	2	734
Woodpecker	2	734
Chaffinch	1	556
Bullfinch	2	802
Goldfinch	2	802

In addition a number of outbuildings support the holiday accommodation business:

Swimming Pool (9 x 4.5m) - An outdoor heated swimming pool enclosed under a dome supported on a steel frame structure.

Reception and Office - (89 sq m / 925 sq ft) - Concrete block construction providing a reception office, laundry and utility/washroom plus toilets including an accessible W.C. to the rear.

Cart Lodge - (65 sq m / 703 sq ft) Comprising a 4 bay cart lodge with a concrete frame.

The Hut (18 sq m / 194 sq ft) - Providing visitor information centre for guests plus additional toilet and storage space.

The Hangar (134 sq m / 1,442 sq ft) - A concrete block storage building with large loading doors.

Workshop - (85 sq m / 914 sq ft)

In addition is a storage/laundry room, astronomy room for guests and an electric car charging point.



### Fieldview Farmhouse

The original farmhouse was constructed in the 1970's, with a cavity block and brick construction under a concrete tile roof. The agricultural tie has been removed from the property and therefore there is no occupancy condition. Fieldview is approached via a private concrete drive off the Marlborough Road.

The accommodation has been finished to a high standard throughout with a bespoke kitchen with Rangemaster cooker and oak floors. LPG fired central heating together with two log burners. The accommodation briefly comprises:

#### Ground Floor

Porch leading to Entrance Hall (with W.C.)

Family Room

Kitchen/Dining Room

Conservatory

Sitting Room

Utility

#### First Floor

Master Bedroom with Ensuite

Bedroom 2

Bedroom 3

Family Bathroom

Bedroom 4

Bedroom 5

### Saxtead Business Centre

Situated to the rear of Fieldview Farmhouse with a separate access, a large concrete surfaced yard area comprising 26 former agricultural buildings totalling in excess of 22,000 sq ft (2,100 sq m) of storage space. Predominately of concrete block construction with two large buildings, one steel portal frame and one concrete frame

The units are occupied on short term licence agreements. All units are currently occupied on a combination of commercial use and domestic/personal storage. A full schedule of the units, occupiers and licence fees are available from the agents upon request.

All except two of the units have electricity connected. The business centre is well screened from the lodge business and house by an earth bund and mature leylandii hedge.

The Saxtead Business Centre briefly comprises;

Unit Number	Sq m	Sq ft
1-6 (per unit)	52.41	564
7	30.24	326
8	30.24	326
9	56	603
10	56	603
11	149	1,603
11A	98	1,054
12-17 (per unit)	24.74	266
18	85.97	925
19	64.77	697
20	122.23	1,316
21	206.21	2,220
21A	176	1,895
22	260.6	2,805
23	56	603
The Red Barn	198	2,131
Stables & Adjoining Store	70	753
Total	2,122	22,840

### Planning & Development

Windmill Lodges has permission for a total of 12 holiday log cabins. Five of the existing cabins are subject to 56-day occupancy condition. The remaining lodges and the undeveloped units attached to the planning consent are subject to a more flexible 11 month occupancy condition. There is no agricultural tie attached to the Farmhouse.

The business centre units have been subject to various planning permissions for a combination of change of use to storage, with other permissions for B1, B2 or B8 use. Further permission was previously granted for additional 12 containers and retention of two existing, together with the erection of 9 buildings for use within B1, B2 and B8 use classes. (now lapsed).

### Income

The holiday accommodation is operated as self catering, fully furnished holiday lets managed by the current owners with direct bookings through Windmill Lodges with a high level of repeat business. Income and expenditure information available from the agents. Profit and loss accounts for the lodge business available after viewing. Saxtead Business Park currently has all 26 units occupied, with two occupied by the vendors. The total licence fee income for 2024/2025 is approx. £54,000 p.a.



## TUPE

Windmill Lodges currently employs a number of part time staff together with one full time, maintenance/grounds person. TUPE obligations may apply to the sale. Further details available upon request.

## Services

Mains water and electricity connected. Drainage is to multiple private septic tanks. The lodges are heated by LPG gas, with mains water and electricity connection.

## Website

[windmilllodges.co.uk/](http://windmilllodges.co.uk/)

Facebook: Windmill Lodges

## Agents' Notes

### Tenure & Possession

The property is offered for sale freehold subject to existing licence agreements and lodge bookings.

### Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings.

### Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not. There is a public footpath running along the edge of the south western boundary.

### Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

### Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

### Viewing

Viewing is strictly through appointment with sole agents Fenn Wright.

## Important Notice

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## Rates

Business Rates 2024/2025	Rateable Value	Rates Payable
Windmill Lodges	£22,500	£2,806
Saxtead Business Units (total)	£26,675	

## Council Tax

2024/2025 - Band D Rates Payable £2,095.86

## Energy Performance

Fieldview Farm	EPC - E
Reception	EPC - F
Unit 21	EPC - D
Unit 22	EPC - G

## Local Authority

East Suffolk District Council

## Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is IP13 9RD.

## \*Safety Note to Buyers\*

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!





Fieldview Farmhouse

Saxtead Business Centre

Windmill Lodges

Access

Access

Red House

ETL

Pond

Woodpecker Lodge

Wagtail Lodge

Chaffinch Lodge

Bullfinch Lodge

Goldfinch Lodge

Kingfisher Lodge

Greenfinch Lodge

Peach Cottage

Pond

Saxtead Green House

Drain

Drain

Old Fox and Goose House

Pond

Drain

Pond

Promap  
LANDMARK INFORMATION

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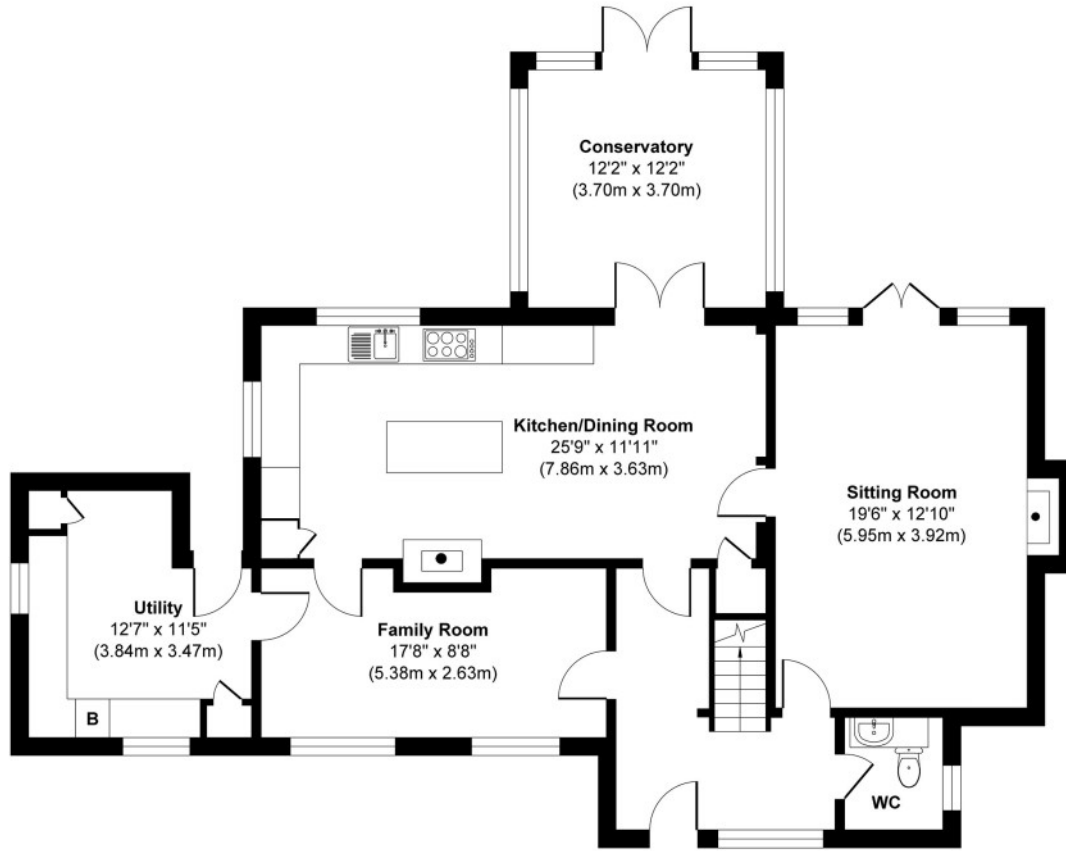
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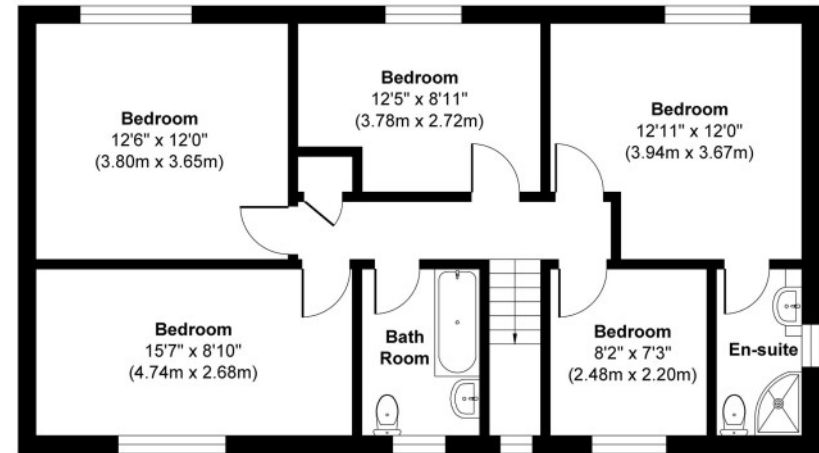
MARLBOR



# Fieldview Farm, Saxtead, Framlingham IP13 9RD



**Ground Floor**  
Approximate Floor Area  
1192 sq. ft (110.74 sq. m)



**First Floor**  
Approximate Floor Area  
823 sq. ft (76.47 sq. m)

**Approx. Gross Internal Floor Area 2,015 sq. ft / 187.21 sq. m.**

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Viewing strictly by appointment  
with sole agents:

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