

*A public house and restaurant with three bedroom accommodation above, together with four income-producing holiday lets, in the village of Wissett, near Halesworth.*

Guide Price  
£550,000 Freehold  
Ref: B312/LS

The Wissett Plough  
The Street  
Wissett  
Halesworth  
Suffolk IP19 0JE



A mixed-use village property comprising a public house and restaurant with 3 bedroom residential accommodation above, together with 4 self-contained Willerby static caravan holiday lets to the rear generating established income on a site extending to approximately 0.6 acres in all.

Potential to reconfigure, extend and add to the accommodation on site, subject to the necessary consents.

No onward chain.

Contact Us



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## Location

The property is situated within the village of Wissett, a small rural community approximately 2 miles north-west of Halesworth. The village is reached from the B1062, which provides access between Halesworth and Beccles. The A144 lies to the east, connecting Halesworth with Bungay, and the A12 is around 6 miles to the south, giving wider links to Lowestoft, Ipswich and the regional road network. Darsham, with its branch line rail line and Park & Ride serving the Sizewell C project, is approximately 8 miles to the south.

Halesworth railway station, located on the East Suffolk Line, offers services to Ipswich (with connections to London Liverpool Street) and to Lowestoft. Halesworth provides a range of everyday amenities including supermarkets, schools, healthcare services, independent shops and leisure facilities, serving as the principal local centre for the surrounding villages. The surrounding area is characterised by agricultural land, small settlements and access to the Suffolk Heritage Coast, including Southwold and Walberswick, which lie approximately 10–12 miles east.

## Description

The property comprises a mixed-use village site incorporating the Wissett Plough public house and restaurant, a three-bedroom residential flat above and four self-contained static caravan holiday units positioned to the rear. The buildings sit within a defined plot fronting The Street, with vehicular access leading through to the holiday accommodation.

### The Wissett Plough

The main building is arranged over two floors. The ground floor accommodates the trading areas of the public house and restaurant, including the bar, dining space, commercial kitchen, cellar/store and ancillary service areas.

The first floor provides a self-contained three-bedroom apartment arranged off a central landing. The accommodation includes a kitchen/breakfast room, three bedrooms, one with en-suite shower room, and a separate bathroom.

In all, the accommodation extends to approximately 2,400 sq. ft (224 sqm) and offers potential to be used as a public house or restaurant, with owner's accommodation above together with the holiday accommodation at the rear generating good income. Alternatively The Plough could be reconfigured to create additional holiday accommodation, or a HMO serving the Sizewell C demand, subject to the necessary consents.

### Willerby Static Caravan Holiday Lets

To the rear of the main building is a range of four self-contained Willerby static caravan holiday units, each with independent access. Three of the units are of similar size and layout, comprising an open-plan living/dining area that can also be utilised for sleeping, a kitchenette, a double bedroom, a twin bedroom and shower room. The fourth unit, located at the end of the site is slightly larger and offers two bedrooms and is arranged as a separate lodge with its own defined amenity space.

During recent years the holiday lets have generated an average of circa £75,000 gross income per annum.

## Outside

The property occupies a prominent, central position within the village and is approached directly from The Street. A gravelled parking area lies to the front of the building, with additional parking and turning space to the side and rear. Behind the main building is a courtyard/amenity area serving the four holiday units, with pathways providing access to each. The plot includes various enclosed areas of garden and amenity space associated with both the main accommodation and the holiday lets. The site is large enough to potentially accommodate one to two more letting units, subject to the necessary consents.



## Services

We understand that the property is connected to mains water drainage and electricity supplies (including a 3-phase supply). The former public house and the four holiday units each have independent Calor gas fired boilers providing central heating and hot water. We have not undertaken any tests or investigations into the condition or capacity of the services, and prospective purchasers should rely on their own investigations.

## EPC

The Wissett Plough - EPC— C

## Council Tax & Business Rates

Apartment at the Wissett Plough - Council Tax Band: A; £1,481.57 payable per annum 2025/2026

The Wissett Plough - Rateable Value: £5,500 Note: Reducing to £5,000 from April 2026

Static Caravan Holiday Lets - Rateable Value: £925 Note: Increasing to £2,550 from April 2026

## Planning

The approved holiday units shall be occupied solely as holiday accommodation and for no other purpose whatsoever including residential use. No unit shall be occupied for more than 28 consecutive days in any calendar year by the same person or persons. The owner shall maintain, and keep available for inspection at all reasonable times, an up-to-date register of lettings.

However, we understand that, subject to the usual planning and licensing consents, there may be scope to vary the permissions relating to both the public house and the caravan/holiday let-accommodation to allow a more flexible pattern of occupation, including worker accommodation.

## Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;

Tel: 0333 016 2000

## Viewing

Strictly by prior appointment with the selling agents.

## 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. The Plough Inn is Listed as an Asset of Community Value, but the vendor has notified East Suffolk Council of their intention to dispose of the property. The date by which the nominating group are required to express an interest in buying the property has passed. For further information please refer to the selling agent.

*December 2025*

## The Wissett Plough, Wissett

Approximate Gross Internal Area = 225.5 sq m / 2427 sq ft  
(Including Store)

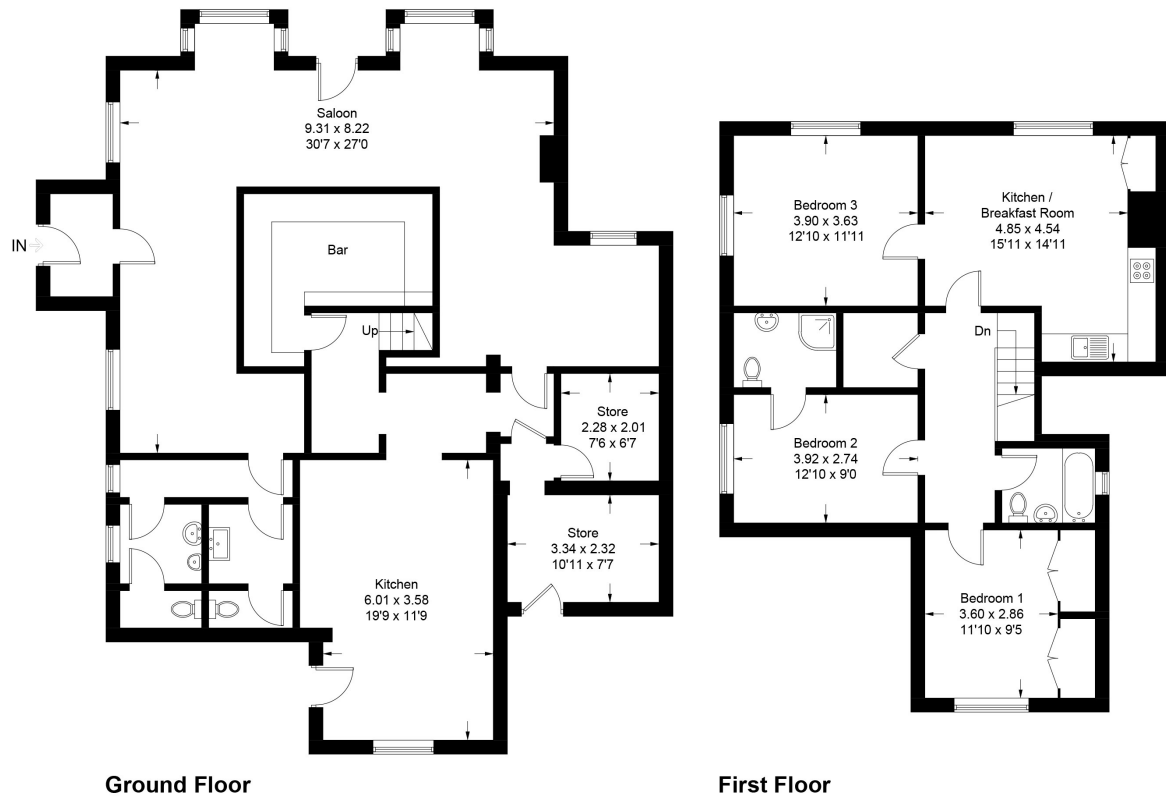


Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1258680)





Site Plan - Indicative Only





## The Plough Inn

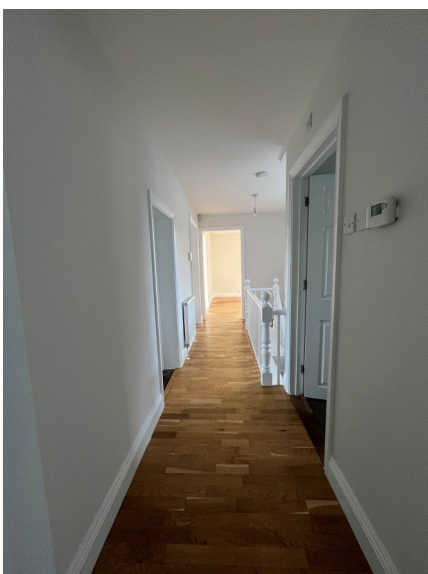








## Apartment





## Willerby Static Caravan Holiday Lets









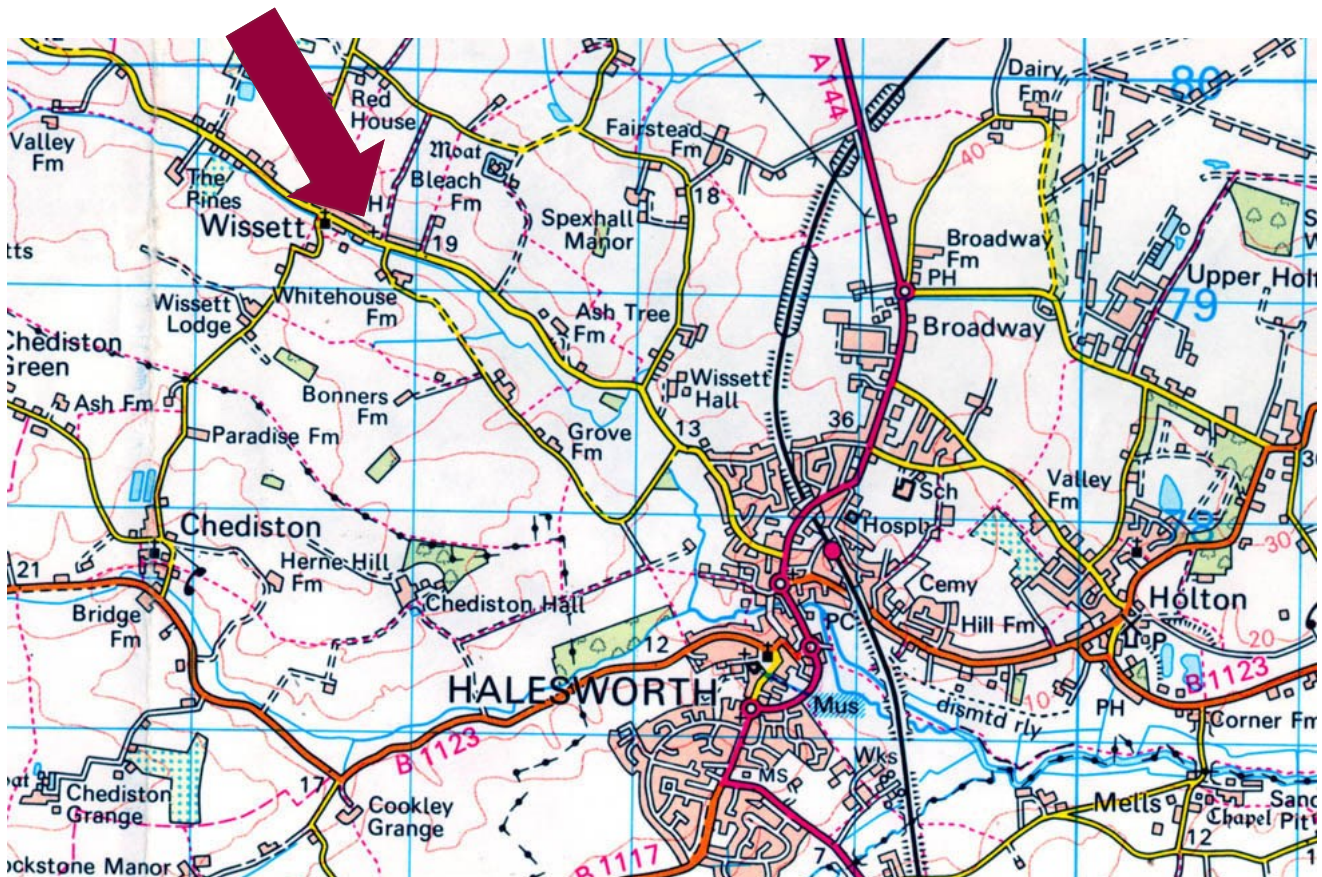




## Directions

Proceeding in a northerly direction on the A144 turn left (Signposted The S. Elmhams, Rumburgh & Wissett) onto Wissett Road just before Chinnys Sports Bar. Continue along this road into the village where the property will be found in the centre of the village on the right hand side.

For those using the What3Words app: [///stole.twins.dancer](https://www.what3words.com/stole.twins.dancer)



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