

## FOR SALE

# Grange Farm, Hazelwood, Nr Aldeburgh, Suffolk IP15 5PJ

South facing farmhouse and redundant range of outbuildings on the outskirts of Aldeburgh with potential for large single or multiple unit development (STP).

To be sold as a whole or in two lots:

### Lot 1

A plot of approximately 10.56 acres (4.271 hectares) with former dwelling and outbuildings

### Lot 2

An additional area of farmland of 17.28 acres (6.993 hectares)



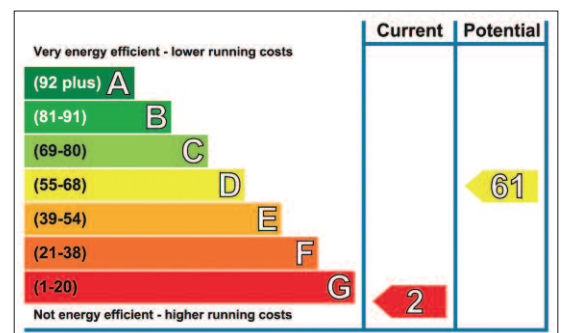
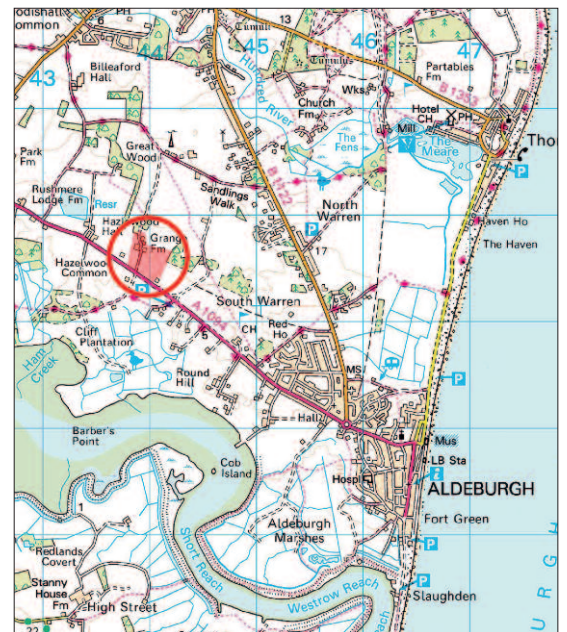
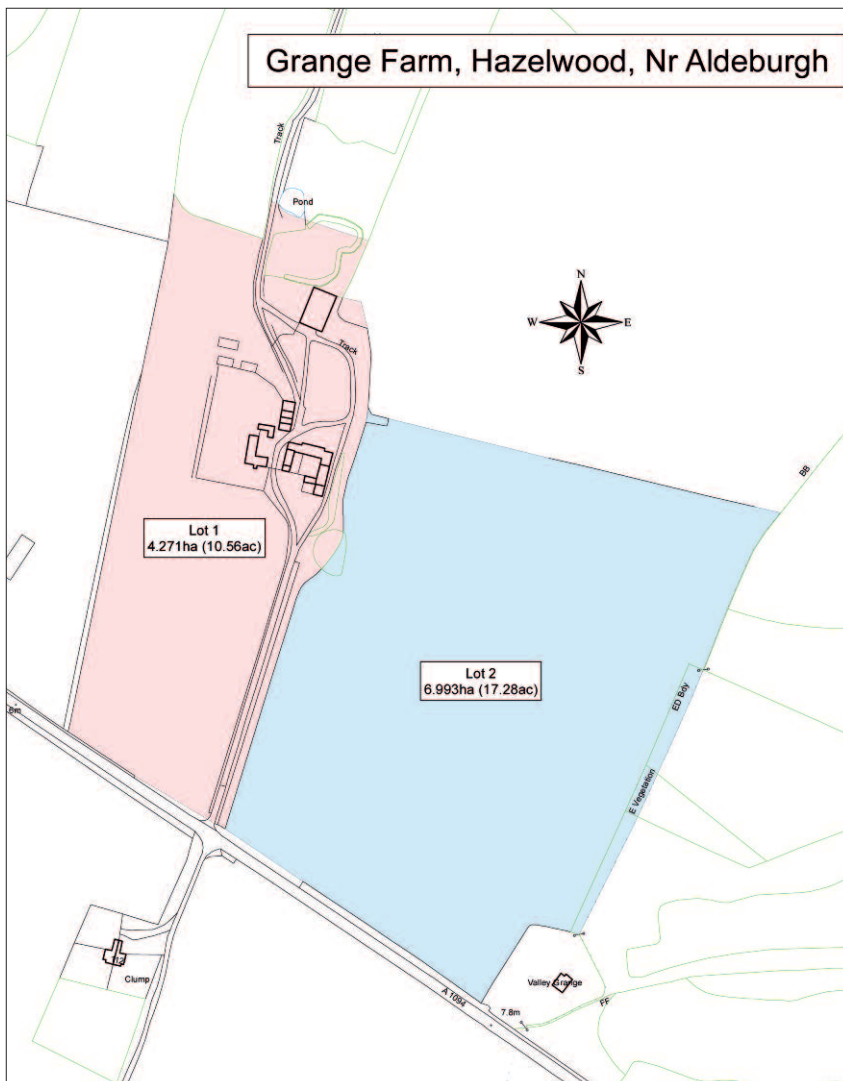
**Flick & Son**  
Coast and Country

**BRYANT**  
LAND & PROPERTY

# Grange Farm, Hazelwood, Nr Aldeburgh, Suffolk IP15 5PJ

A rare development opportunity in spectacular south facing location with views over the river Alde positioned on the western outskirts of the popular coastal town of Aldeburgh and within sight of Aldeburgh's renowned golf course. Consisting of a plot of approximately 10.56 acres (4.271 hectares) with former dwelling and outbuildings. An additional 17.28 acres (6.993 hectares) is available as lot 2.

Former planning permission to create a landmark residence of some 1031m<sup>2</sup> (11,000ft<sup>2</sup>) which could be renewed. Alternatively the whole of Lot 1 by utilising the various former farm buildings offer the opportunity to redevelop with a number of smaller units (subject to planning) all enjoying the merits of the exceptional site.



The full Energy Performance Certificate (re. 8777-7721-1900-4399-5996) can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com) or for a printed copy contact the selling agents.

## Description

Grange Farm stands close to the western edge of Aldeburgh within a mile or two of Aldeburgh's historic High Street and sea front. A focal point on East Suffolk's Heritage Coatsline, Aldeburgh is an extremely fashionable seaside town known worldwide for its Annual Festival for Music & Arts founded by Benjamin Britten and Peter Pears. The town enjoys an astonishing range of music and art events, as well as literary, poetry, film and documentary festivals and Summer Theatre. Aldeburgh's famous maritime heathland golf course which is in sight of Grange Farm is ranked within the top 100 golf courses in the UK and there is excellent sailing on the rivers Alde and Ore from Aldeburgh Yacht Club which hosts an annual Summer Regatta.

Aldeburgh's relatively remote position on Suffolk's Heritage Coastline belies its accessibility from London via the A12 by road or the Inter-City rail service from Ipswich to London Liverpool Street with connections from nearby branch stations at both Saxmundham and Woodbridge.

## Farmhouse Accommodation (in need of complete refurbishment)

The existing accommodation is as follows:

### GROUND FLOOR

**ENTRANCE HALL** Staircase rising to first floor.

**SITTING ROOM** 14' 11" max x 15' 1" (4.57m x 4.60m) plus deep bay window Southerly views to the river Alde. Brick fireplace with marble effect mantelpiece and fireside cupboards and shelving.

**DINING ROOM** 17' 7" max x 15' 1" (5.38m x 4.62m) Southerly views to the river Alde. Fireplace with tiled surround and timber mantelpiece.

**STOREROOM** 7' 10" x 6' 8" (2.41m x 2.05m)

### SIDE HALLWAY

**STUDY** 9' 11" max x 5' 10" min (3.04m x 1.80m)

**CELLAR** 9' 10" max x 9' 7" (3.00m x 2.94m) 6' 3" ceiling height (1.9m)

**KITCHEN** 14' 7" x 13' 7" (4.46m x 4.16m)

### REAR STAIRCASE TO FIRST FLOOR

**SCULLERY** 14' 7" x 10' 0" (4.46m x 3.05m)

### FIRST FLOOR

#### LANDING

**BEDROOM 1** 15' 7" x 15' 2" max (4.77m x 4.64m) Panoramic southerly views to the river Alde. Edwardian cast iron fireplace with painted and moulded cast iron surround. Fitted wardrobe cupboard.

**BEDROOM 2** 12' 3" x 9' 10" (3.74m x 3.01m) Southerly views to the river Alde. Walk-in wardrobe cupboard.

**BEDROOM 3** 15' 4" x 11' 7" max (4.69m x 3.55m) Edwardian cast iron fireplace with painted and moulded cast iron surround. Fitted wardrobe cupboard.

#### REAR LANDING

**BEDROOM 4** 11' 2" x 9' 11" (3.41m x 3.04m) Panoramic

views of the countryside to the west.

**BEDROOM 5** 13' 3" x 11' 1" (4.05m x 3.40m) Panoramic views of the countryside to the west. Edwardian cast iron fireplace with painted, moulded cast iron surround. Fitted wardrobe cupboard. Walk-in wardrobe cupboard.

**BATHROOM** 11' 8" x 10' 2" (3.58m x 3.12m) Built-in cupboard (former linen cupboard). Panelled bath. pedestal washbasin.

**CLOAKROOM** Low suite W.C.

**OUTSIDE** To the east side of the farmhouse are a range of dilapidated traditional red brick and tile farm buildings which include a large barn. Other buildings provide potential for garaging. At the rear of the plot there is a well positioned a large steel framed storage agricultural building with corrugated asbestos cement claddings.

**GARDENS & LAND** Grange farm is a total of 27.84 acres. The gardens and land extend in all to approximately 10.56 acres. The property is offered for sale as a whole or in 2 lots:

**Lot 1** 10.56 acres (4.271 ha)

**Lot 2** 17.28 acres (6.993 ha)

The farmhouse's former gardens are now overgrown but with re-landscaping will provide an attractive amenity for the house. The site for sale with the property includes an area of farmland which has in part been growing asparagus and the farmed areas are currently farmed by an informal agreement enabling vacant possession to be given on completion. The land could be maintained as arable and if required the Purchaser could continue with the arrangement currently in place, alternatively the land could be put down to grass paddocks.



Artists impression ref: C/13/0640

## General Marks and Stipulations

### Directions

Approaching the area from the south on the A12, take the A1094 signposted for Snape and Aldeburgh. Grange Farm is on the approach into Aldeburgh, on the left hand side of the road at the end of its own access lane just before the Aldeburgh town sign and before reaching the golf course and town outskirts.

### Tenure and Possession

The property is freehold with vacant possession upon completion.

### Public Footpath

A public footpath currently follows the driveway to the house and passes between the farmhouse and its farm buildings before exiting the property into farmland beyond; an application has been made to Suffolk Coastal District Council for the diversion of the footpath. The diversion will remove the route from the main part of the driveway to the property and move it to the east. For further details and information on the progress of the re-routing application, please contact the selling agents.

**Title Number** SK194564

### Services

Mains electricity is available. There is a private borehole water supply. Private drainage facilities. None of the services, the heating installation, plumbing, electrical systems nor applications (if any) have been tested by the selling agents.

### Wayleaves, Easements, Covenants and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way, whether or not disclosed but specifically there is an overhead electricity cable and telephone wire passing over the front of the plot.

### Local Authority

Suffolk Coastal District Council,  
Melton Hill, Woodbridge, IP12 1AU **Tel** 01394 383789

### Planning

The property lies in the area covered by Suffolk Coastal District Council.  
Potential purchasers must satisfy themselves on all planning and potential planning for the site, Planning permission ref C/13/0640 was granted for the erection of extension and alterations to existing dwelling, renovation, conversion and extension of existing barns to provide ancillary accommodation/use to the dwelling. Linking of the house and barn. This consent has now lapsed. There may be the opportunity for an alternative development scheme using the current footprint of the various buildings subject to planning approval.

### Safety

Please note that the farmhouse has stood empty for sometime and some of the outbuildings are in a dilapidated state. All viewers should be as vigilant as possible when inspecting the site for their own personal safety, especially in the vicinity of the outbuildings.

### Plans, Areas and Schedules

These are based upon the Ordnance Survey National Grid and are for reference only. All plans and drawings shown in the particulars may not be to scale and are given for information only.

The purchaser(s) will be deemed to have satisfied themselves of the land as scheduled.

### Boundaries

The Vendor and Vendor's agents will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these. The ownership of boundaries is shown with the T marks on the sale plan. Purchasers must satisfy themselves as to matters relating to the boundaries.

### VAT

In the event that Value Added Tax becomes payable in respect of the property, or assets sold to the Purchaser(s) in addition to the consideration, the Purchaser will pay the Vendor the full amount of such Value Added Tax

### Viewing

All viewing will be strictly by appointment only through **Bryant Land and Property** or **Flick & Son**. Viewing will be on specific viewing days as arranged with:

#### Bryant Land and Property

**Contact:** Jim Bryant

**Tel:** 01223 842675

**Email:** jim@bryantlandandproperty.com

**Address:** Manor Farm, Manor Rd, Little Shelford, Cambridge, CB22 5HS

#### Flick & Son

**Contact:** Harry Wass

**Tel:** 01728 452469

**Email:** hw@flickandson.co.uk

**Address:** 134 High Street, Aldeburgh, Suffolk, IP15 5AQ

### Agent's Note

Bryant Land and Property and Flick & Son, for themselves and for the sellers of this property, whose agents they are, give notice that:

- 1) The particulars are set out as a general outline only and for the guidance of intended buyers and do not constitute part of an offer or contract.
- 2) No Fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, equipment, furnishings or furniture shown in the photographs (if any) are included in the sale
- 3) All descriptions, dimensions, references to conditions, necessary permissions of use and the occupation and other details are given without responsibility and any intending buyers should not rely on them as a statement or representations of fact, but must merely satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No member of or person in the employment of Bryant Land and Property or Flick & Son has authority to make or give any representation or warranty whatsoever in relation to this property.
- 5) The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumption should be made that the property has all necessary planning, building regulation or other consents.

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