

Central Village House, Commercial Premises and outbuildings with development potential - For Sale

16 The Green, Barrow, Bury St. Edmunds, IP29 5DT

Merrifields



Size: 5,953 Sq Ft

Fine Traditional Village house overlooking the Village Green


Grounds which include; substantial garden, swimming pool and various outbuildings


Planning granted for two dwellings within the grounds

Commercial building suitable for various commercial uses or re-development STPP

Available immediately For Sale freehold

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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RL

Description

16 The Green is a rare opportunity to buy a house with re-development potential of land and outbuildings situated in the centre of Barrow village which is just south of the A14 at Junction 40 and West of Bury St Edmunds. The traditional grade II listed house is prominently located overlooking the village green. The house has been a family home for many years and now provides opportunity for modernisation and improvement. The house includes; reception hall, two dual aspect reception rooms, kitchen with walk-in larder, breakfast room, utility, cloakroom with shower, landing, four bedrooms and a dressing room/5th bedroom, family bathroom and two attic rooms on the second floor. The house includes established private gardens, lawns, courtyard with enclosed swimming pool.

The commercial buildings have most recently been used as a Nursery and provide an opportunity for re-development, conversion and income generation for a variety of commercial or residential uses subject to gaining planning permission. The Nursery building is of traditional masonry construction under a tiled roof with wooden cladding to part of the elevations. Internally the building has a number of interlinked rooms suitable for various uses, on the ground floor, off which there are WC's and kitchen area. There is a first floor area which has not been measured and could provide further expansion space if refurbished. Externally there is a gravel parking area and fenced garden area with further enclosed and open sided outbuildings suitable for a variety of uses.

Accommodation

The property has been measured to produce the following Approximate dimensions and GIAs:

House	303.04 Sq M	3,262 Sq Ft
Nursery	157.28 Sq M	1,693 Sq Ft
Outbuildings	92.71 Sq M	998 Sq Ft
Total	553.03 Sq M	5,953 Sq Ft



Availability

The building is available as a whole for sale freehold.

Price

Guide Price of £950,000.

VAT

The premises are not opted for VAT.

Business Rates

The house is within council tax band G.

The commercial buildings have a Rateable value of £14,750 (2017).
Rates payable will depend on occupation.

Costs

Each party will bear their own legal costs.

Use & Planning

The house has an established residential use within C3 of the use classes order and is Grade II listed. The grounds around the house are curtilage listed.

The commercial building was last used as a Children's Day Nursery within class E. The premises may be suitable for office or other uses within new Class E of the Use Classes order STPP.

Planning permission has been granted via application no. DC/21/2279/FUL for two dwellings on the rear of the site.

Purchasers should make their own enquiries to the local planning authority for their proposed use and development.

EPC

The EPC rating for the house is F (26)

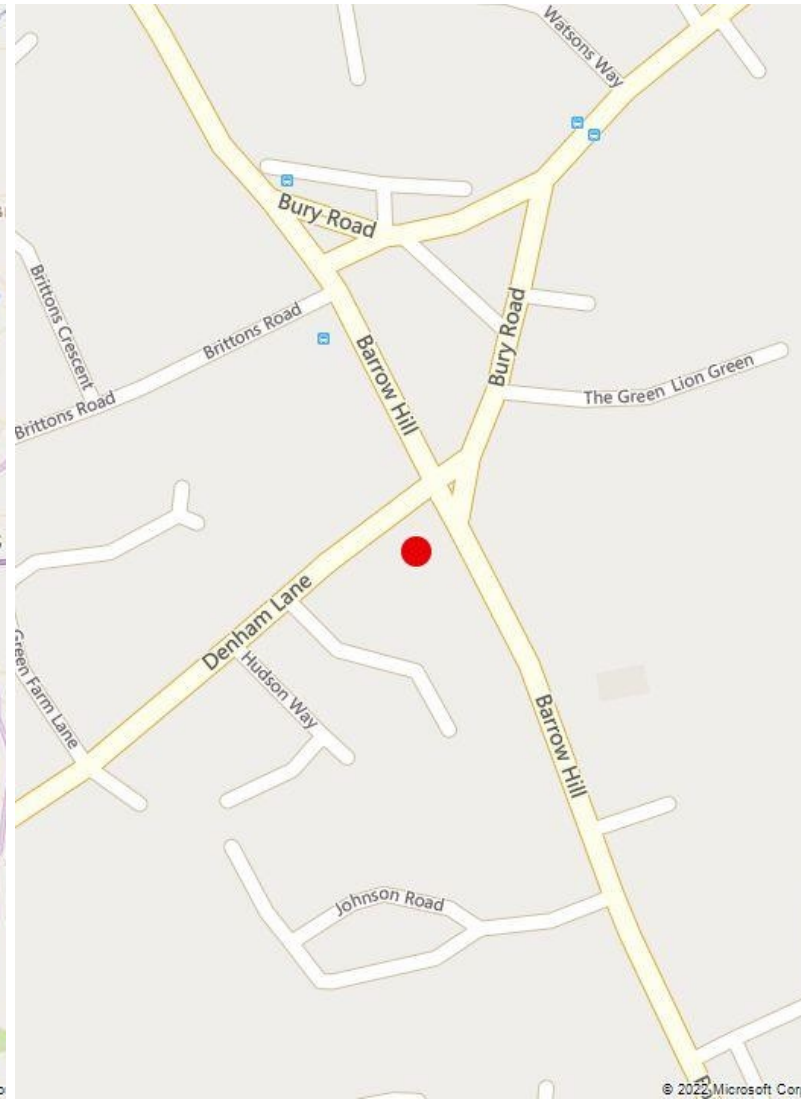
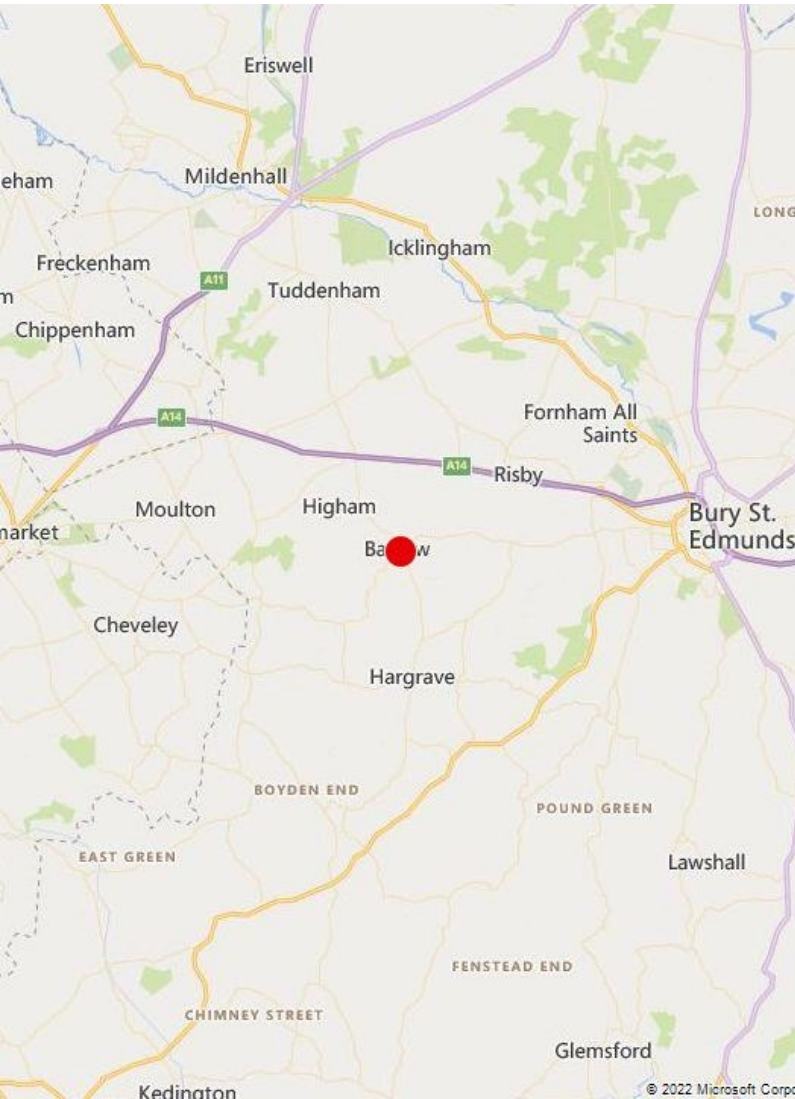
The EPC rating for the commercial building is F (141).



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Viewing & Further Information

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REF: A0416 / 15.08.22

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