

Agricultural Building with Industrial / Commercial potential - To Let or For Sale

The Granary, Home Farm, Chilton Street, Clare, Sudbury, Suffolk, CO10 8QS

Merrifields



Size: 977 - 5,615 Sq Ft

Agricultural buildings suitable for other uses STPP


Timber framed Grade II listed buildings


Located close to Clare in Suffolk

Suitable for commercial, recreation, community and other uses STPP

Available To Let or For Sale on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

The Granary and Cart Lodge at Home Farm are located in Chiltern Street near Clare in Suffolk. The granary is timber framed with a fibre cement asbestos roof with timber boarded and steel clad elevations. The cart lodge has flint and timber boarded elevations under a tiled roof. The Granary has been used as such for many years although most of the internal areas are redundant with just the Grainstore in use. The Cart lodge has been used for ad hoc storage.

Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

The Granary	430.87 Sq M	4,638 Sq Ft
Cart Lodge	90.76 Sq M	977 Sq Ft
Total	90.76 - 521.63 Sq M	977 - 5,615 Sq Ft



Availability

The property is available To Let or For Sale on terms to be agreed and subject to any relevant planning permission.

Rent / Price

Rent on application subject to Planning, Use and Works requirements.

VAT

Option to tax to be confirmed.

Business Rates

The premises are currently not rated. Business rates would need to be assessed following planning permission.

Service Charge

The tenant or purchaser will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises are currently within an agricultural use. The building may be suitable for a variety of commercial, industrial, tourist accommodation, recreation and community facility uses STPP. Future Residential use will not be permitted. The building is listed.

EPC

The building is unheated and therefore an EPC is not required. Should the building be brought into commercial uses an EPC may be required.



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[Viewing & Further Information](#)

Rowan Mason

01284 700700

rowan@merrifields.co.uk

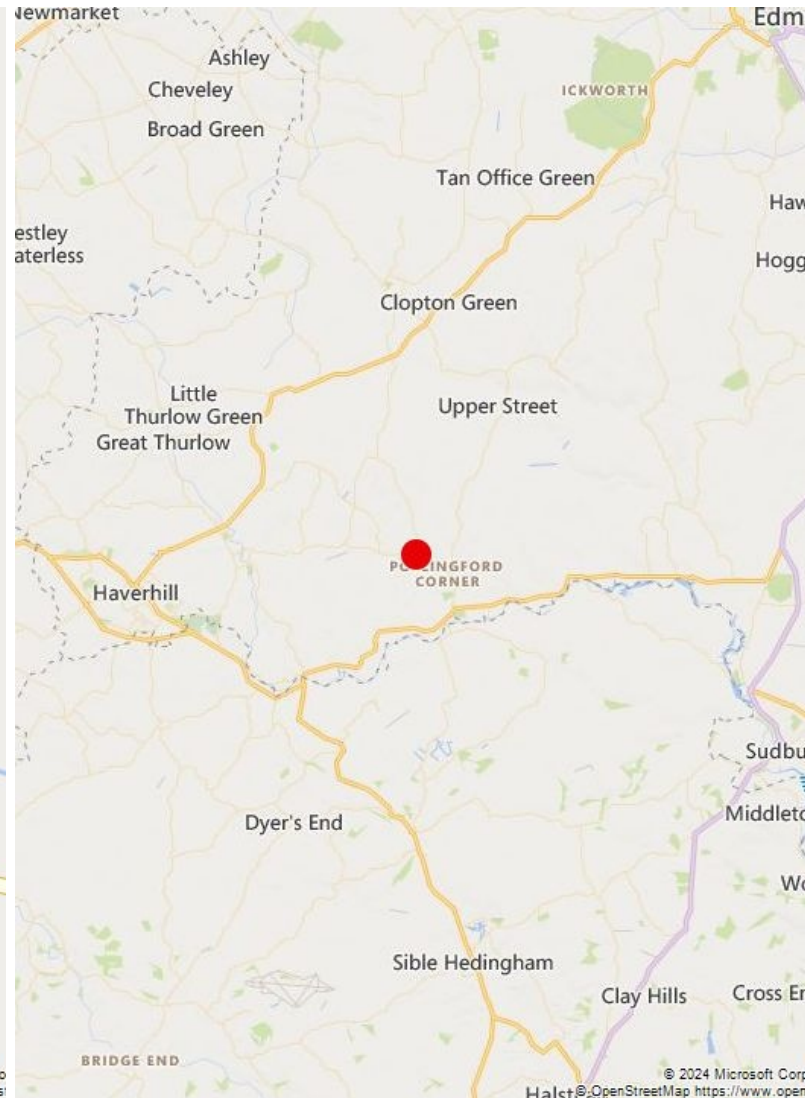
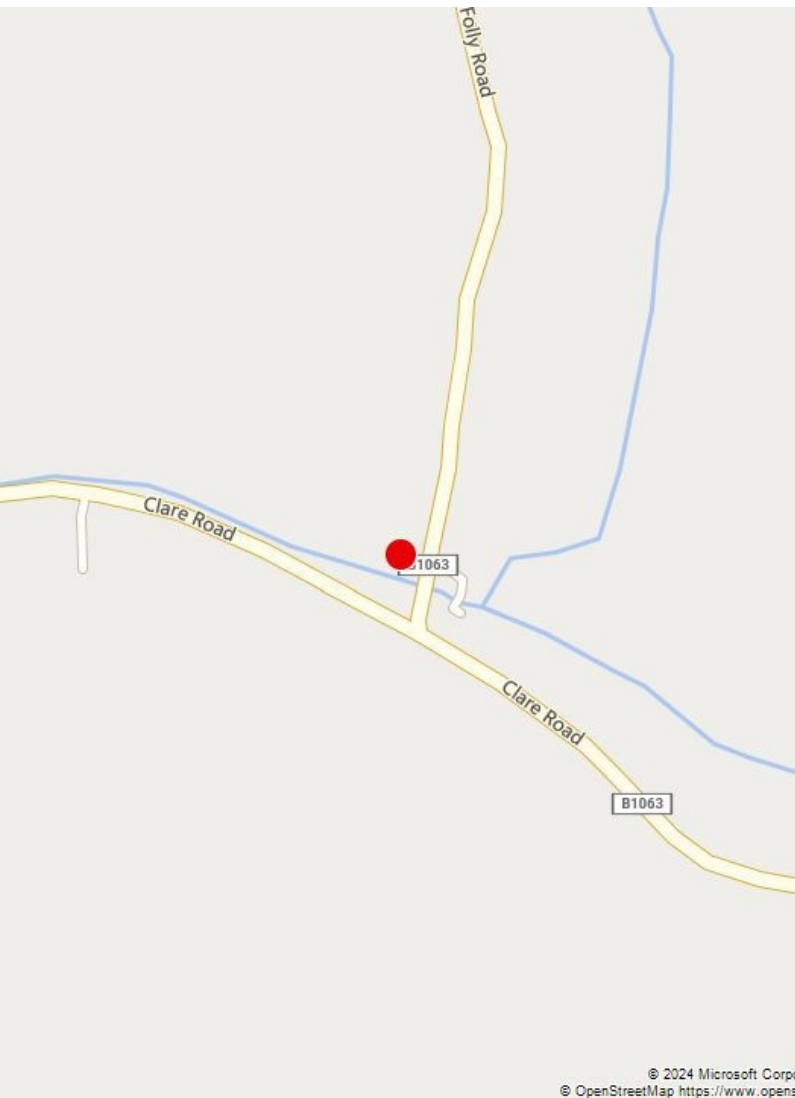
Mark Kohler

01284 700700


mark@merrifields.co.uk


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