



The Cartlodge, Hall Farm Barns, Church Lane, Freckenham, Bury St Edmunds,  
Suffolk, IP28 8JF  
£1,458 Per Month  
**TO LET**



[rah.co.uk](http://rah.co.uk)  
01223 323130



## PERIOD BARN WITH POTENTIAL TO CONVERT TO COMMERCIAL/LIGHT INDUSTRIAL

2,869 SQ FT (266.5 SQ M)

### FREEHOLD FOR SALE OR TO LET WITH VACANT POSSESSION

- Period Barn with potential to convert to commercial/light industrial • Total plot measuring 2,868 sq ft (266.5 sq m)

#### Location

The Cartlodge is located to the south of the village of Freckenham on a former farmyard, bordered by other residential properties. The Cartlodge is accessed by a track from Church Lane over which the purchaser will be granted rights and will be responsible for contributing towards maintenance repairs.

Freckenham is a small village with facilities including public house, village hall and Church and is approximately 10 miles north-east of Newmarket and 3 miles south-west of Mildenhall.

#### Description

Timber framed part brick, part flint former cart lodge, forming part of the western side of the redundant farmyard. Converted into two loose boxes at the northern end with two open fronted bays at the southern end. The building has a part concrete / part earth floor under an asbestos roof.

#### Services

There are no services. Any buyer or tenant would need to arrange for connections if required.

#### Access

There is a right of way from the public highway directly into Hall Farm Barns. Applicants will need to make their own planning enquiries to the Planning Authority over potential alternative uses for the Cartlodge, including tourist use, recreation and community use. All subject to planning.

#### Tenure and Possession

The Cartlodge will be offered for sale (or to let) with vacant possession upon completion or to let on a full repairing and insuring lease for terms to be agreed. Any lease is to be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act Part II.)

#### Overage

The freehold will be sold subject to the terms of an overage clause whereby the vendor will retain 50% of any uplift in value of all or part of the buildings in the event that planning consent is obtained for residential use of the freehold buildings.

#### Business Rates

Business rates are to be assessed. If the Cartlodge is let for non-agricultural use, business rates will be payable by the tenant.

#### Plans, Schedules and Areas

These have been prepared as carefully as possible with boundaries shown as outlined in red on the site plan included within these particulars, but for identification purposes only.

#### Health and Safety

The existing barns and Cartlodge are fully or partially covered with asbestos corrugated sheeting. Applicants should make their own enquiries regarding the cost implications and health and safety issues involved in the removal and disposal of this material.

#### Price Freehold and Rent

Freehold £175,000

To Let £17,500 per annum

#### Use

The Cartlodge is for sale or to let. The Cartlodge is considered suitable for the following potential uses:

- Employment
- Economic development
- Tourist accommodation
- Recreational and community facilities

#### Viewing

By prior appointment only with Nick Harris of Redmayne Arnold & Harris, tel: 01223 819315 or email: nharris@rah.co.uk

#### Directions

Take the B1102 to Fordham, pass through the village of Worlington and on entering Freckenham, take the first left turning into Elm's Road. Follow the road up the hill and where Elm's Road bears left, follow the no-through road straight ahead leading to the Church. The entrance for Hall Farm can be found on the left-hand side and the Cartlodge is immediately in front of you.





These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



