



Manor Farm

| Suffolk

| Carter Jonas

**Manor Farm
Pakenham Road
Thurston
Bury St Edmunds
Suffolk
IP31 3QJ**

Former creamery offering unique redevelopment or commercial opportunities (STPP).

Set in a traditional working farmyard, there are a range of farm buildings totalling approximately 11,053 sq ft as well as a large vehicle manoeuvring and parking area.

In all extending to 0.97 acres (0.39 ha).

For sale by private treaty.





Property

A former creamery set in a 0.97-acre traditional farmyard with a range of traditional buildings extending to 11,053 sq ft. The site offers residential or commercial development potential subject to obtaining the necessary planning consents.

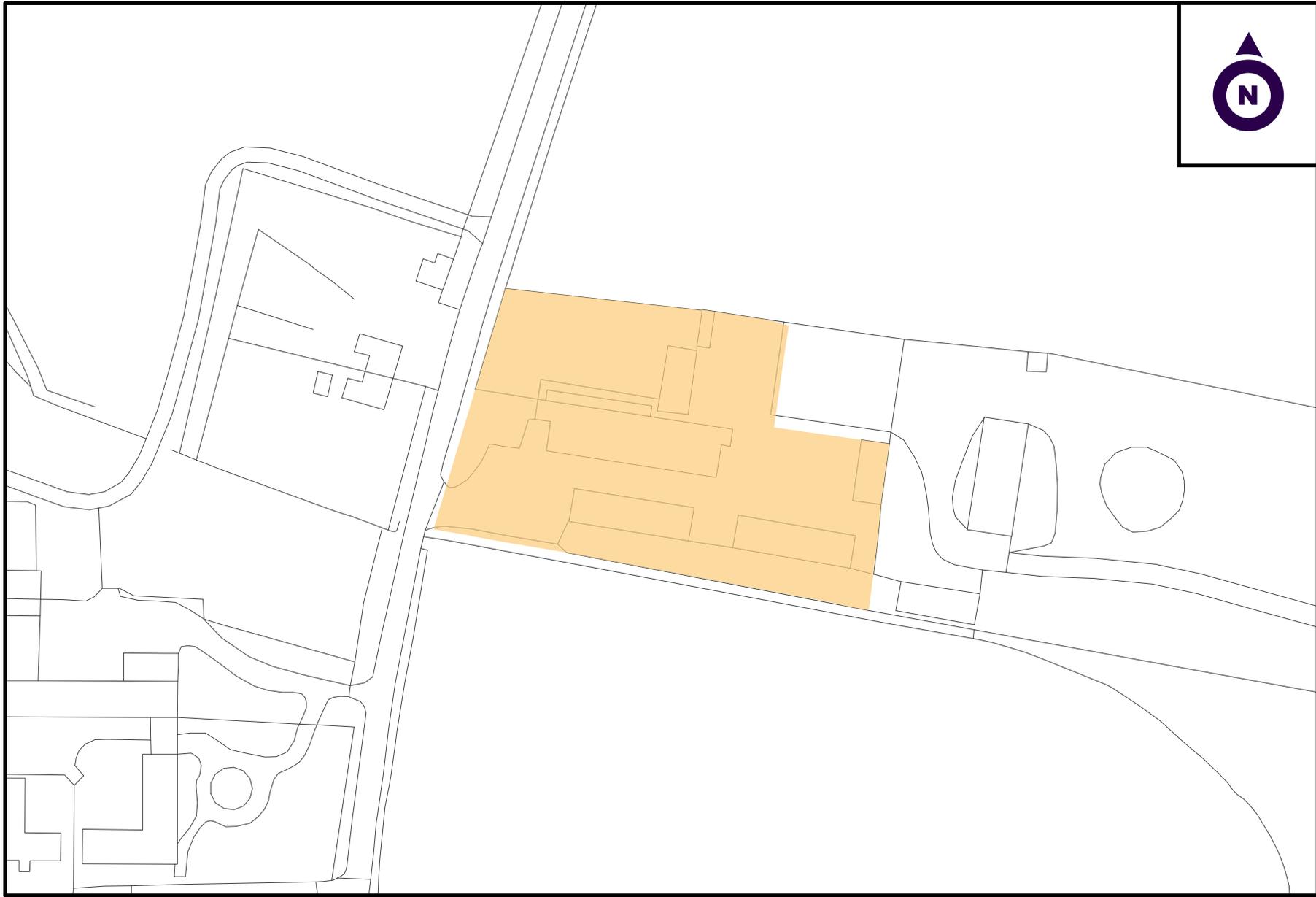
Location

The Property is situated 13 miles south of Thetford and 7 miles east of Bury St Edmunds. Manor Farm lies on the edge of Thurston and is connected to surrounding areas such as Stowmarket, Ipswich and Newmarket via the A14 (1.30 miles). Thurston train station offers direct rail links to Cambridge and Ipswich.

Buildings

Set within a yard of 0.97 acres (0.39 ha), there are a range of farm buildings which comprise:

- Office: prefabricated design with an open-plan office area, two private offices and a w/c (plumbing not connected).
- Container Unit: storage unit situated directly beneath the office.
- Creamery: former pig unit which has been re-purposed for use as a creamery. There is a w/c connected to plumbing.
- Outbuilding 1: former potato store re-purposed for use as part of the former creamery business, fitted with two cold rooms and a refrigerator unit.
- Outbuilding 2: mirrors the front potato store, with the addition of a freezer unit.
- Outbuilding 1: built in 2019 and comprised of a steel portal frame, fitted with a blast freezer frame.
- Lean-To 1: timber-frame lean-to fitted with a freezer unit.
- Lean-To 2 & 3: timber-frame lean-to's.

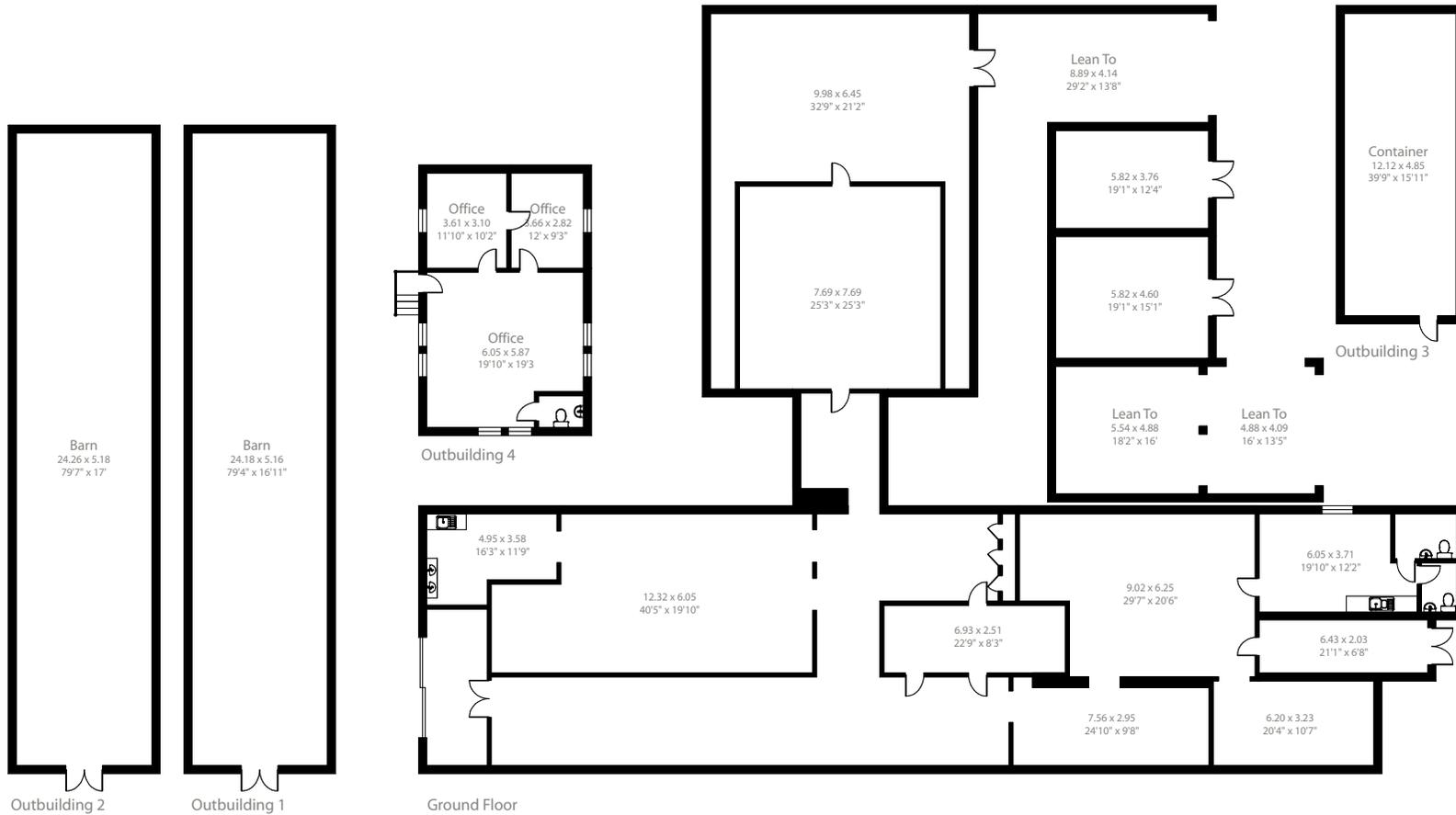




Floor plan

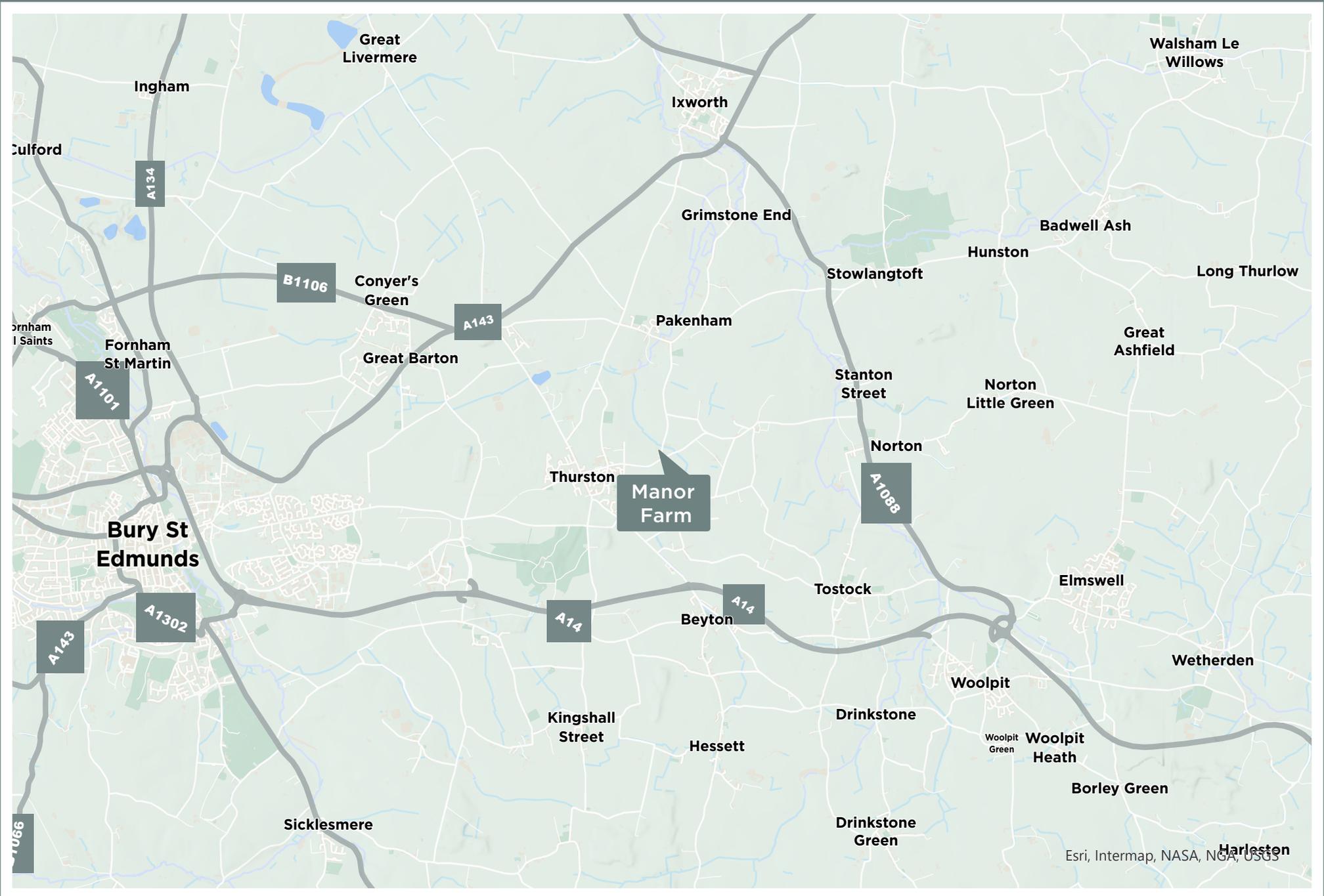
Pakenham Road, Thurston,
Bury St. Edmunds, IP31

Total: 11,053 sq ft / 1,026.9 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2023.
Produced for Carter Jonas. REF: 1017139

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





Method of sale

The Property is offered for sale as a whole by private treaty.

Planning

Planning History: DC/18/04740 - Application for Lawful Development Certificate - Erection of a building.

Fixtures & fittings

The Property will be sold inclusive of fixtures and fittings, including those associated with the former creamery business.

Services

The Property benefits from both mains electricity (275 kVA to the Creamery) and water supplies. Drainage is provided via a private system.

Wayleaves, easements & rights of way

The Property is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

Health & safety

All viewings are carried out at the sole risk of the viewer and neither the selling Agent nor the Vendor take responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

EPC

The commercial EPC assessment has scored C across the buildings at the Property. Certificates are available upon request.

Local authority

Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Viewings

Viewings are to be by appointment only, arranged through the selling Agent.

Directions

From the A14: continue along the A14 until J46. Take the exit and turn left to join Thurston Road. Turn right down Church Road and continue for 1.9 km. The Property will be located on your right hand side.



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