



Old Stable, Chapel Street Farm, Stoke-by-Clare, Suffolk

Rent: £6.50/sq. ft  
GIA: c.3,796 sq. ft

**To Let – storage/workshop unit**

- Farmyard location less than a mile west of Stoke-by-Clare
- GII Listed Building
- Requiring planning permission to change use outside of agriculture

For further details please contact the Agent

Mr Tom Brierley

[thomas.brierley@bidwells.co.uk](mailto:thomas.brierley@bidwells.co.uk)

07442 628503



## Location

The property is situated 0.7 miles west of the village of Stoke-by-Clare, Suffolk. It is within an operational farmyard, with access taken off the A1092 via a double 5-bar gate. The property is set back c.62.82m (206ft) from the road. The closest town is Haverhill, situated c.5 miles to the northwest.

## Description

The property comprises a single storey 19<sup>th</sup> century stable which has been agriculturally redundant for some time. Three other farm buildings sit within the farmyard, all of which remain in active agricultural use. The property is a single storey horseshoe shaped stable block of brick construction. The central third of the building is enclosed and has a tiled floor with drainage channels and equine infrastructure. The wings of the building are open-fronted with four timber columns supporting the tiled roof on the inward facing elevation. The roof over each wing is of cut-timber construction, and while the enclosed third has a timber board ceiling, it is thought the structure of the roof is similar to the open fronted wings.

Given its age, the Property is in sound structural condition, however will likely require some works to facilitate an alternative use, to be discussed with the Agent.

## Accommodation

The Gross Internal Area of the Property is c. 352.67m<sup>2</sup> (3,796 sq. ft) while the Gross External Area (including the central yard) is c. 614.66m<sup>2</sup> (6,616 sq. ft).

## Additional Information

The property is available immediately on flexible terms from 12 months upwards to be agreed.

The rent is £6.50/sq. ft/annum

## Business Rates

The property is not currently registered for business rates.

## EPC

The property does not have an EPC.

## Legal Costs

Each party is to be responsible for their own costs incurred in the transaction.

## Planning

The property's present designated Use Class is Agricultural. In order to be used as a non-agricultural facility, a Change of Use application must be submitted and approved by the Local Planning Authority, West Suffolk District Council. The Lessee will be responsible for making, submitting and paying for this application before the building can be lawfully used for a purpose other than agriculture. Any such application must be



Frontage and central yard



West Wing



East Wing

agreed and approved by the Landlord prior to submission.

## References

References are undertaken by an external referencing agency and are subject to a minimum four day waiting period. A tenancy will not be formally offered until we have received satisfactory references.

## Viewing

Strictly by appointment with Bidwells – Tom Brierley ([thomas.brierley@bidwells.co.uk](mailto:thomas.brierley@bidwells.co.uk); 07442 628503)

## Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells have not carried out a survey, nor tested the services, appliances or facilities. Tenants must satisfy themselves by inspection or otherwise. All prices are quoted exclusive of VAT unless confirmed otherwise.

## Health & Safety

In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

## Bidwells

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[Video Tour of The Old Stable](#)

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