

LANWADES HALL

NEAR NEWMARKET ■ SUFFOLK



Merrifields
CHARTERED SURVEYORS





LANWADES HALL

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Newmarket 4 miles, Bury St Edmunds 9 miles, Cambridge 18 miles, Stansted Airport 38 miles, Felixstowe 51 miles, London 72 miles
(distances approximate)



A magnificent Edwardian Grade II Listed mansion currently used as offices and a wedding venue, set in parkland with two fine gate lodges and attractive established grounds extending to approximately 11.4 acres (STS)



Accessible Location, Stunning Period Features, 4 Reception Rooms and 8 Offices on the ground floor

Staff Kitchen, Former Game Larder, Basement with Wine Cellar

2 Meeting Rooms and 14 Offices on the first floor, Library with Reading Room

7 Bedsits and 3 Bath/Shower Rooms on the second floor

Visitor and Staff Parking

Beautiful Sunken Garden, Orchard, Woodland and Recreational Ground

2 Gate Lodges with Gardens

Main Hall Gross Internal Area about 1,703 sq m (18,331 sq ft)

Site Area about 11.4 acres (sts)





The Property

Lanwades Hall is a notable Edwardian Grade II Listed mansion with two fine gate lodges and attractive established grounds extending to 11.4 acres (sts). The property was completed in 1907 and was commissioned by James Larnack using the £5,450 winnings from a £500 bet he had placed when his horse Jeddah won the 1898 Derby. Built in the form of a large Tudor manor house, with details in the Tudorbethan style this stunning property has red brick elevations with buff limestone dressings with Flemish and crow-stepped gables, mullioned and transomed windows, prominent red brick chimneys in the ornate 16th Century style, cupola with weather vane and pepperbox turret under a peg tiled roof.

King Edward VII stayed at Lanwades Hall while attending the Newmarket Races. The property is now used as administrative offices and a luxury wedding venue by the Animal Heath Trust, the much respected world famous charity, who have owned the site since 1948.





The building retains many attractive period features, including original oak panelling and joinery in the 16th Century manner, open stone fireplaces, linen fold panelled doors, mullioned and transomed windows with moulded limestone frames and arched head and leaded casements and oak floors. On the ground floor there is a welcoming reception hall, four fine reception rooms currently used for weddings, eight offices, staff kitchen and utility room, cloakrooms and former game larder, the basement has a wine cellar and stores.



The first floor has an attractive galleried landing, fourteen offices, two meeting rooms, library with reading room, two kitchenettes and cloakrooms. The second floor has seven bedsits, three bath/shower rooms and archive stores.

Principally arranged over four floors, including the basement, the main hall accommodation extends to approximately 1,703 sq m (18,331 sq ft) as measured on a Gross Internal Area basis and 1,073 sq m (11,548 sq ft) as measured on a Net Internal Area basis.

The two fine gate lodges, East and West Lodge form part of the sale. These attractive period cottages were re-roofed and refurbished in 2012, including new kitchens and bath/shower rooms. Arranged over two floors the accommodation (Gross Internal Area) extends to approximately 1,238 sq ft per property with both properties benefiting from enclosed rear gardens and allocated parking.

Location

Lanwades Hall is set in stunning established grounds within Lanwades Park, home of the Animal Heath Trust, in Kentford, set in attractive countryside on the Suffolk/Cambridgeshire border. Just under four miles away, Newmarket is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre and some of the finest racing in the world is seen on Newmarket's two racecourses: The Rowley Mile and The July Course. Newmarket is also home to Tattersalls (Europe's leading Bloodstock Auctioneers), veterinary practices of international repute, other bloodstock support services, the National Stud, the National Horseracing Museum and the Jockey Club.



Newmarket provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. The historic market town of Bury St Edmunds and the University City of Cambridge offer a wider range of amenities. The villages of Kennett and Kentford benefit from local amenities including two public houses, a church, village store/Post Office, petrol station, village hall, recreation field, primary school and railway station.

The station provides trains to Newmarket, Cambridge, Bury St Edmunds and Ipswich. Cambridge, Audley End and Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. There is excellent access to the A14 and A11 (M11) and Stansted International Airport is accessed from the M11.

Located in central East Anglia the property is accessible from the IT and science hotspot of Cambridge and the business parks of Newmarket and Bury St Edmunds, which connect with the Port of Felixstowe in the east and Cambridge in the west via the A14, with dual carriageway access to the national road network.





Outside

Lanwades Hall is approached between the two fine detached gate lodges, through a large pair of wrought iron gates with an ornate overthrow leading to a sweeping quarter mile lime tree lined driveway. The impressive entrance leads to turning and parking for several vehicles to the front of the building. Additional parking for service vehicles is available to the rear.

The large and attractive mature grounds have been well maintained, with extensive sweeping lawns and woodland with specimen trees including cedar and beech. A York stone path and terrace to the side has stone steps down to the wonderful sunken walled garden with a well maintained lawn, raised herbaceous borders, lavender beds, quadrant stone steps, recessed stone seat and pergola. A former tennis court, bowling green and tree lined avenue adjoin the sunken garden. A recreational ground is also located nearby.





FLOORPLANS

Gross Internal Area 1,703 sq m (18,331 sq ft)

Net Internal Area 1,073 sq m (11,548 sq ft)



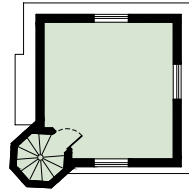
Basement

Ground Floor

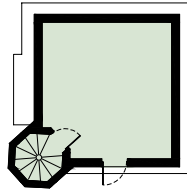
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



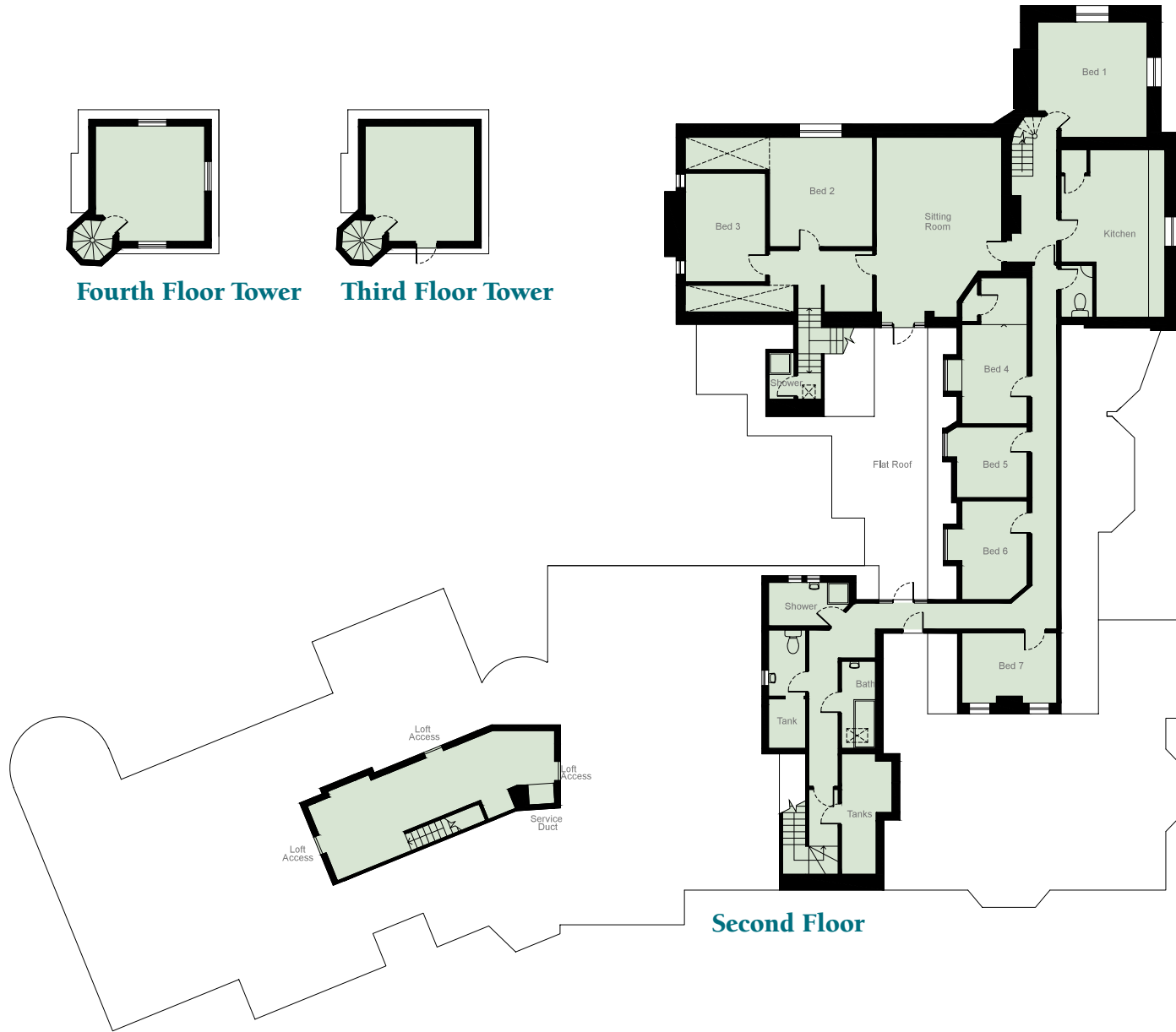
FLOORPLANS



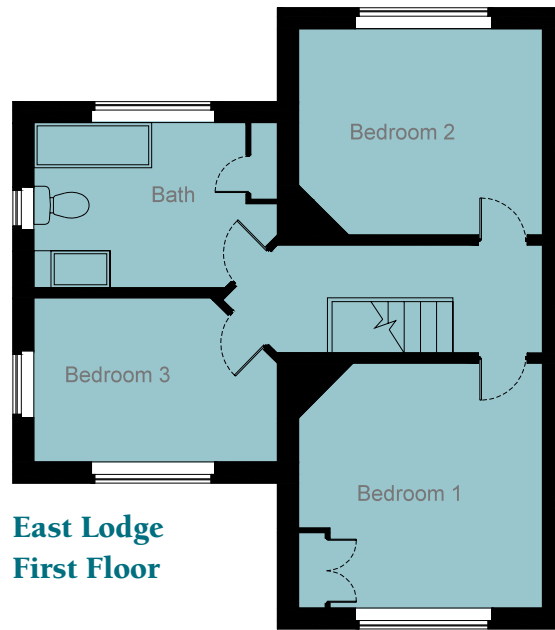
Fourth Floor Tower



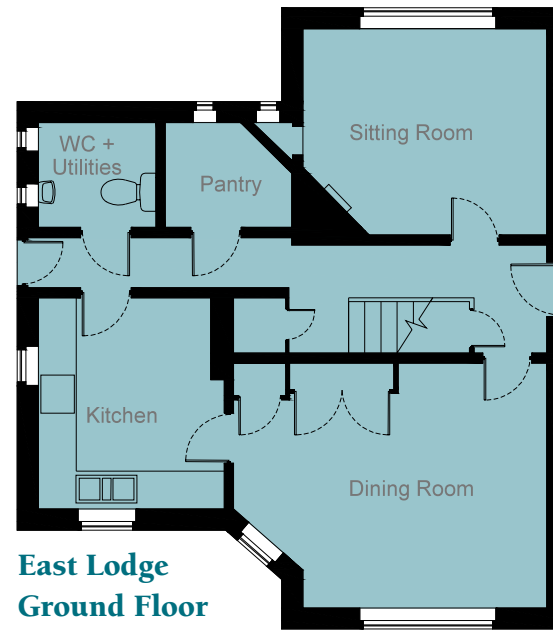
Third Floor Tower



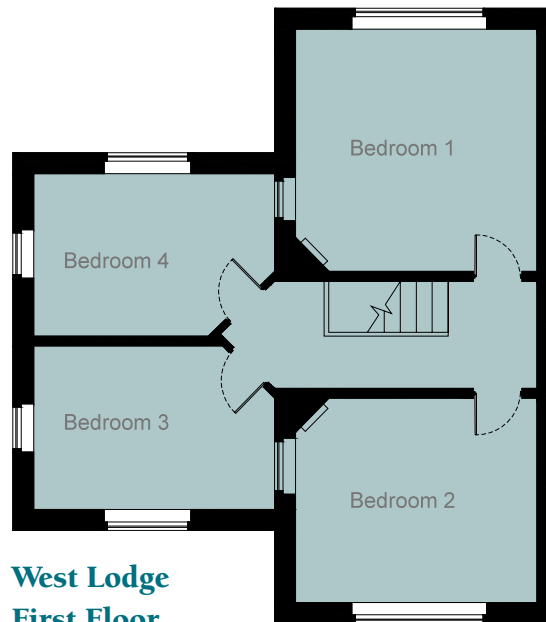
Second Floor



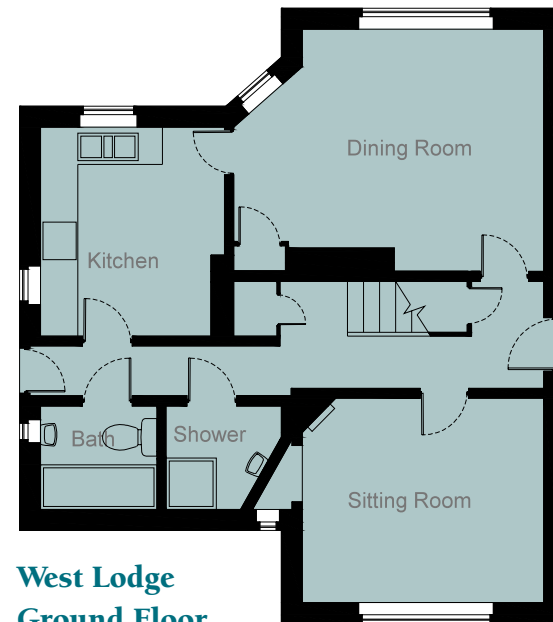
**East Lodge
First Floor**



**East Lodge
Ground Floor**



**West Lodge
First Floor**



**West Lodge
Ground Floor**



Property Information

Post code: CB8 7UU

EPC: An Energy Performance Certificate rating is not required as the building is Listed.

Services: The purchaser will be required to provide their own services directly with providers. A temporary supply from the seller may be available. Oil fired central heating. Fire detection and alarm system is installed.

Tenure: The property is freehold with vacant possession on completion.

Service Charge: No charge will be applicable.

VAT: The property is not opted for VAT.

Costs: Each party to pay their own costs with the purchaser covering any abortive costs incurred by our client.

Local Authority: Forest Heath District Council Tel: 01638 719000

Business Rates: The Ratable Value is assessed with land and buildings to be retained. We would estimate the Ratable Value to be £70,000 on the basis of the current assessment. The RV is subject to change when the assessment is split.

Planning and Existing Use: Lanwades Hall was original constructed as a residential dwelling house. The Hall was

changed to administrative offices in the late 1990's and is also currently used as a wedding venue. Planning permission was granted via F/2010/0463/COU by Forest Heath District Council on 18 August 2010 for a change of use of part of Lanwades Hall and adjacent gardens to hold weddings within Class D2 (Assembly and Leisure) Use of the Classes Order. A plan showing the area that has been allocated for weddings is available on request along with a schedule of the planning history. In our opinion the alterations that have been undertaken to the property to facilitate current and previous uses have not materially impacted on the original integrity of the building.

Lanwades Hall is likely to be suitable for alternative uses. The key issues influencing a change of use are; the listed status and how any alternative uses may impact on the building fabric and the setting, Local Authority polices placing the Hall in the countryside (where generally town centre uses should not be encouraged) and how any intensification of use may impact highway access. Notwithstanding this we believe expansion of the D2 Wedding Venue use or B1 Office use could be justified along with C1 Hotel Use to expand the wedding venue. Other uses will need to be considered on their merits.

Viewing: Only by appointment with joint sole agents
Jackson-Stops & Staff - Tel: 01638 662 231
Merrifields – Tel: 01284 700 700

Directions

From the Clock Tower roundabout in Newmarket proceed up the Bury Road. At the traffic lights turn right towards Bury St Edmunds on the B1056. Continue along this road for approximately two and a half miles and the entrance to Lanwades Hall is on your right between the gate lodges.



IMPORTANT NOTICE Jackson-Stops & Staff and Merrifields for themselves and the vendors of this property whose agents they are give notice that: 1. These particulars have been prepared in good faith to give a fair overall view of the property and do not form any part of an offer or contract to the purchaser or any third party, and must not be relied upon as statements or representations of fact. 2. Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents. 3. The information in these particulars is given without responsibility on the part of Jackson-Stops & Staff and Merrifields or their clients. Neither Jackson-Stops & Staff and Merrifields nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. 5. Jackson-Stops & Staff and Merrifields have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





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