

A fabulous opportunity to refurbish and enhance a Martello Tower situated in a stunning position on Suffolk's East Coast.

Guide Price
£450,000 Freehold
Ref: P7368/C

Martello Tower W
Bawdsey
Suffolk



Planning permission and historic listed building consent to refurbish a previously converted early nineteenth century Martello Tower.

Permission for an expansive perimeter glazed, zinc roofed room on the former gun deck, a first floor open-plan kitchen living room, lower floor with bedroom, utility room, shower room and cloakroom, galvanized external stair with viewing platform looking south.

Grounds extending to 0.4 acres including a WWII engine room.

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Description

Martello Tower W stands in a superb position with unparalleled panoramic views over the sea and coast of Suffolk. It is located in an Area of Outstanding Natural Beauty and the Tower is designated a Grade II Listed Scheduled Monument. It is understood that the Martello Towers take their name and structural design from Corsican buildings at Mortella. Martello Tower W was built in 1809 and is one of only 17 on the east coast.

Historic England remarked that the quatrefoil gun-deck, complete with three vertical 18th century naval canons, is the best preserved and most original of any Martello Tower they have seen. The Tower was converted to residential use in the mid 1980s and has currently been taken back to its core ready for new refurbishment works. East Suffolk Council granted permission on the 22nd September 2023 under reference DC/23/30001/FUL to replace the roof structure, replace the external stairs, fenestration and internal alterations.

The property is accessed from a track that leads to the grounds that extend to approximately 0.4 acres. Adjacent to the entrance gate is a concrete store which was a former World War II engine shed, generating power for nearby coastal artillery search lights. Steps, that have permission to be replaced, lead up to the first floor. This open area provides a general living space and was fitted with kitchen, sitting room and dining room. An aperture and stairs lead down to the ground floor where the proposed plans indicate a bedroom, utility room, shower room and cloakroom. Access via two staircases from the first floor leads to the upper floor, the former gun deck. This is home to a basic conservatory which has consent to be replaced with a contemporary, zinc-roofed room. Beyond this is an open rooftop with 365° views out to sea and inland over fields towards Bawdsey.





Location

Tower W is the south-most in a 'club' of four Martello Towers. To the north past the small WWII lookout tower and freshwater reservoirs, are two closely spaced lower lying Towers, Y and Z, then Tower AA which stands before the row of houses known as Shingle Street. Two of these towers, Y and AA, have also been converted and are occupied.

The view then curls around to Orford, where Pinneys Oysterage - famous for their locally smoked fish, and the excellent Pump Street Bakery can be found. Orford church and the 12th century castle, clear on the horizon, then onto Orford Ness. Further north, the seaside towns of Aldeburgh and Southwold and Benjamin Britten's renowned classical concert hall at Snape Maltings with a programme running throughout the year.

Bawdsey is a quiet village with a primary school, church and cricket club. The quay on the Deben estuary offers a wide variety of water sports, with the neighbouring village of Alderton having a village shop, medical centre and pub. Beyond the famous Anglo-Saxon ship burial of Sutton Hoo is the popular riverside market town of Woodbridge, approximately 9 miles from Bawdsey. Woodbridge provides a variety of shops, restaurants and a farmers market twice a month. Excellent schools in both the private and state sectors including Farlingaye High School and Woodbridge School.

Regular trains run from Woodbridge to London Liverpool Street with a journey time of 1.5 hours.



Entrance Level

The Tower is entered through a heavy oak door at first floor height. Within, a useful vestibule for coats and boots, and a beckoning glimpse of the central column and vaulted ceiling.

Opposite: in preparation for refurbishment the entrance floor was recently pared back ready for a new kitchen area, wood-burner and a spiral stair around the central column to the lower floor. The flagstone floor segment seen in front of the stove area is capping the former gunpowder room below.



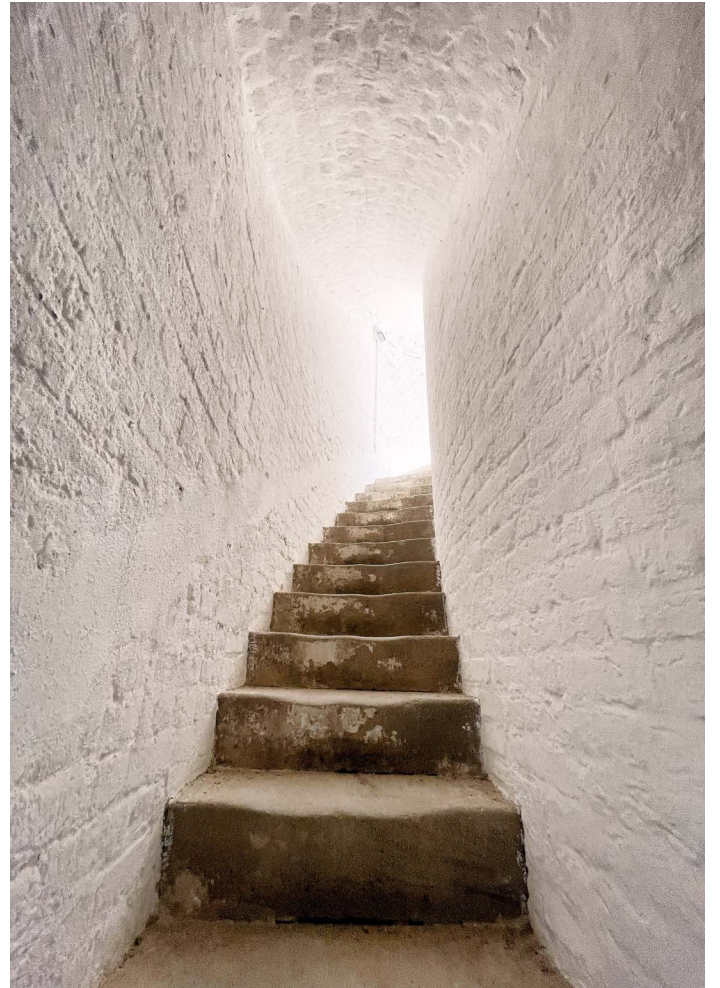


The window apertures were widened when the tower was requisitioned during WWII, providing greater light and stepped access. This is a rare asset found only in a handful of Martello Towers. A perfect viewing seat for one, or as the current owners often enjoyed, for two - one in each window!

Above the window can be seen one of the original circular ventilation holes. A remarkable technology that still operates to channel air from an open window, through an ingenious route within the walls, down to outlets in the lower-level walls. There are ventilation inlets above the four windows and another above the entrance door - as seen on the previous page.

From the entrance floor a spectacular cathedral-like brick vaulted ceiling rises above, painted with breathable white lime putty. Leading up to the roof level are two symmetrically placed curved stone staircases, built within the 3 metre thick walls.







Lower Level

The 'inverted vault' that was previously in-filled with 120 tons of rubble. This newly revealed void is proposed to accommodate services underneath a suspended heated floor slab. This is the northern underfloor void, over which a utility area is planned. There are three further voids spread around the central column. Within the two deep alcoves, shower/WC rooms are proposed, the back-most seen opposite right. The floor area will be kept open-plan to flexibly accommodate multiple uses, allow maximum natural light to enter and maintain sight of the Tower's unique structure.



Upper Level

Views from the gun deck,
sunrises out to sea and
inland sunsets.





The finely preserved quatrefoil gun deck, complete with recesses that once held ready stocks of canon balls.

Three reused 18th century canons (still in place) were set to locate the massive seaward directed canons which turned upon them.



The 1980's conservatory structure is proposed to be replaced by a larger more fitting and practical perimeter glazed room, based on surrounding concrete WWII structures.



Proposed Roof Room and External Stair Perspective View



The following detailed external and internal plans have planning permission and historic building consent granted.

The Tower has recently been stripped back to its shell, ready for refurbishment. All services already enter the building underground: water, 3-phase electricity, and telephone. Building works will attract the lower 5% vat rate.

Inclined concrete pillars of the new roof room pick up both on the angle of the Tower's walls and with the hunkered-down surrounding WWII pillboxes and buildings, including the WWII structure built on the Tower's roof (since removed, 1986).

The new roof structure replicates the flat-topped profile of the Tower, while retaining the Tower's listed parapet definition. The external stair reflects maritime, military and industrial solutions rather than domestic and offers a generous viewing platform looking south.

Proposed Roof Room Perspective View

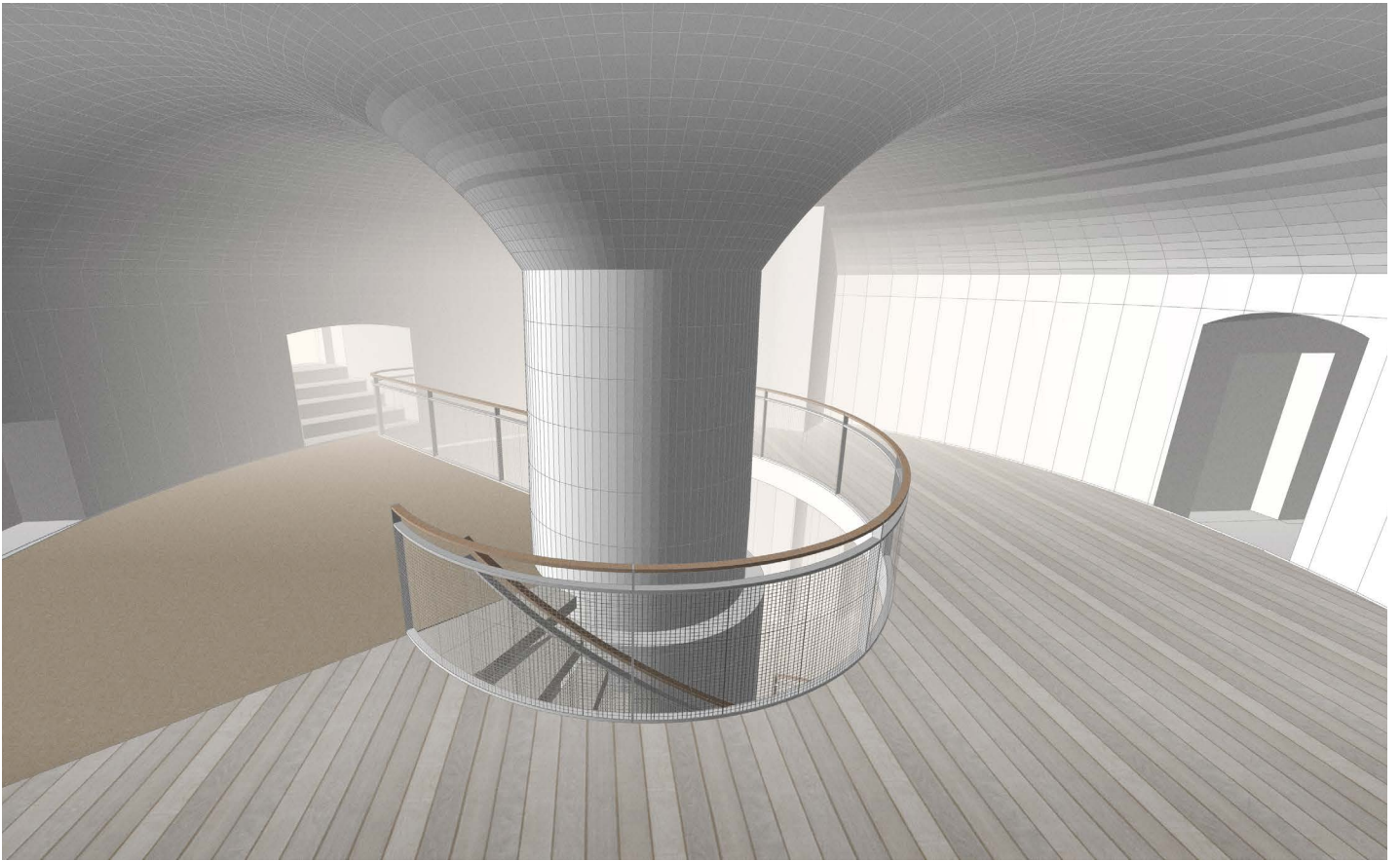




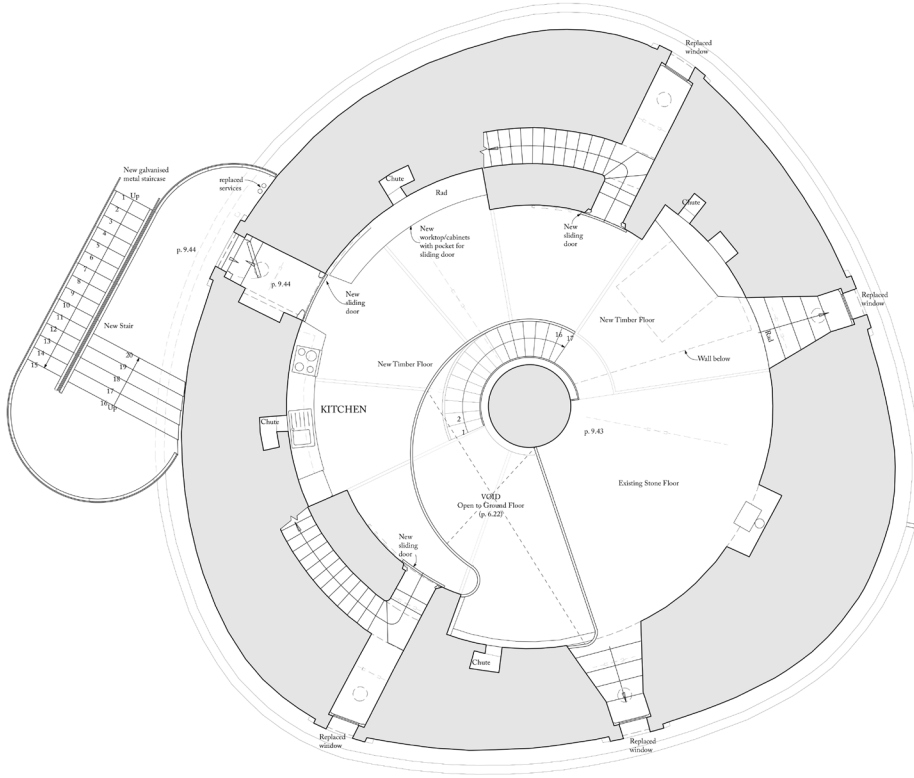
The new kitchen area is proposed to occupy the same location as previously - by the entrance door (seen above, units now removed). Handy for evening sunsets at the cocktail hour, on the stair-platform outside.

Opposite: proposed open-plan lower floor, underfloor heated concrete slab, poured in sections, ground and polished, with radial joints featured. Lower left, inset behind a wooden screen a utility cupboard area, washer-dryer, airing cupboard, etc. Lower right, front-most deep alcove, indicated behind a wooden door, one of two WC rooms, this to also accommodate a walk-in shower.

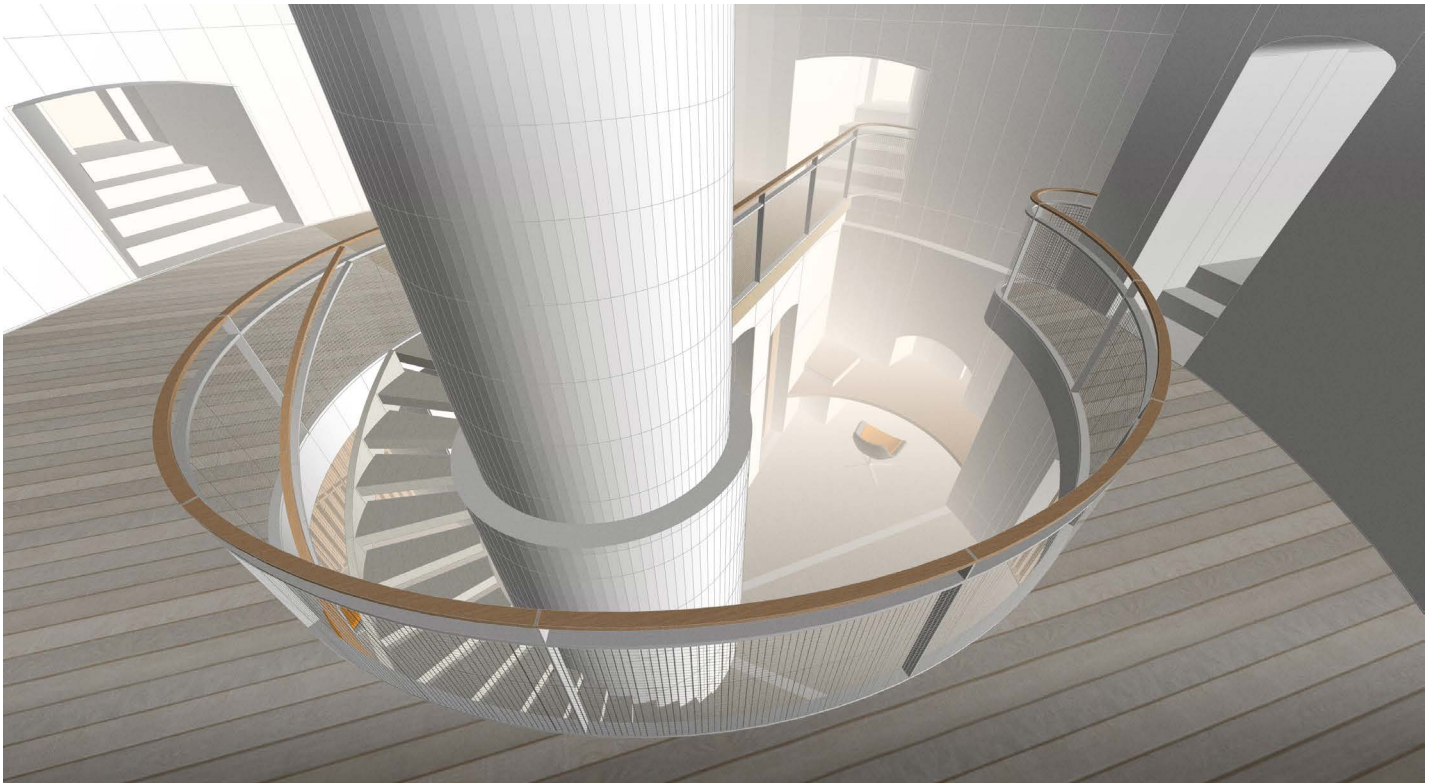
Proposed Internal Column Stair and Curved Aperture



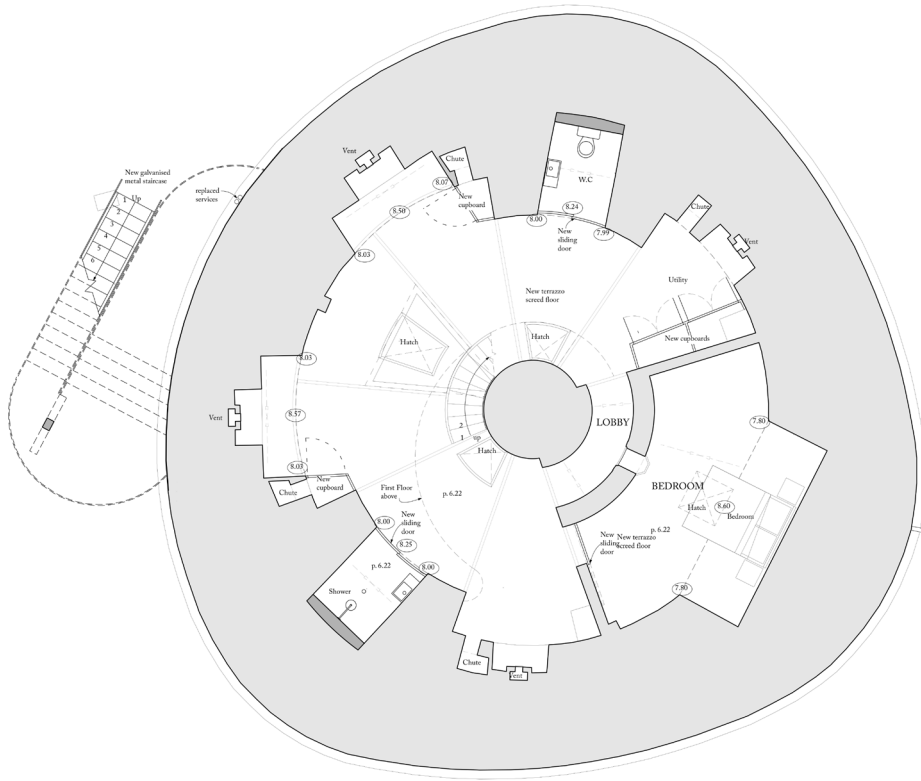
Proposed Entrance Floorplan



**Hoare,
Ridge &
Morris**
Architects



Proposed Lower Floor Floorplan

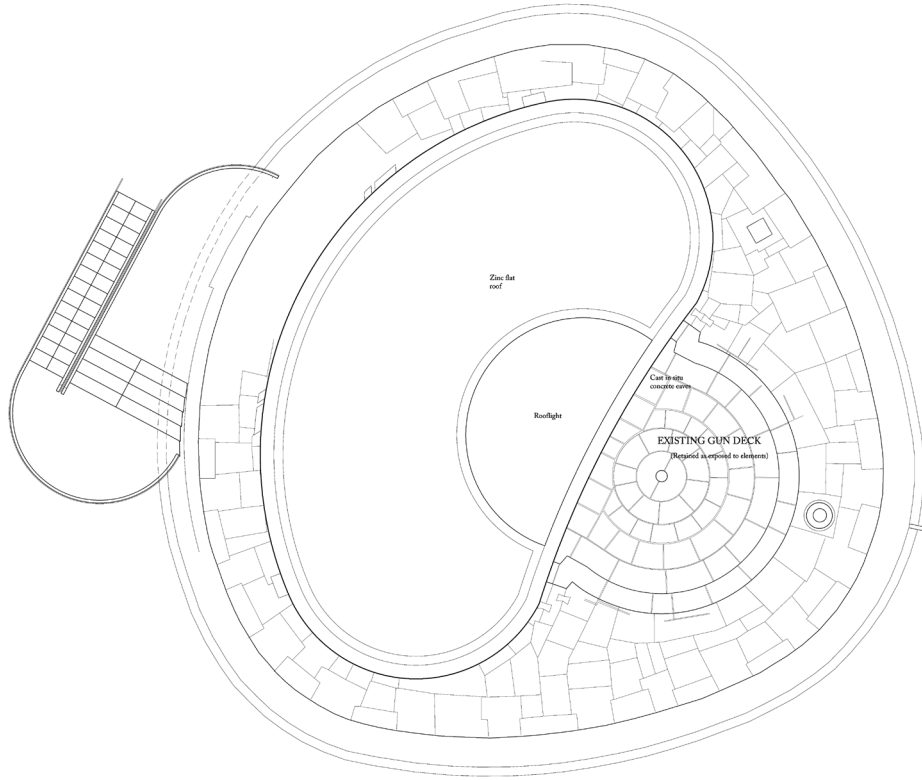


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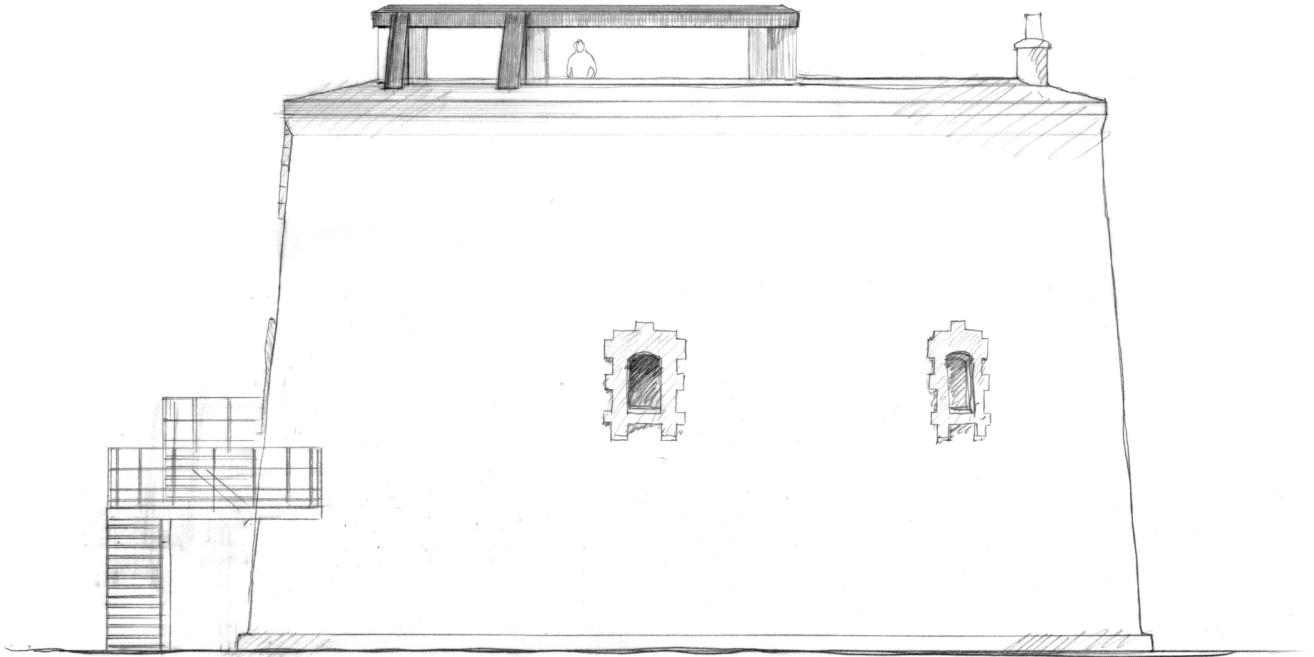


Double bedroom within the former gunpowder room, sliding door to right.

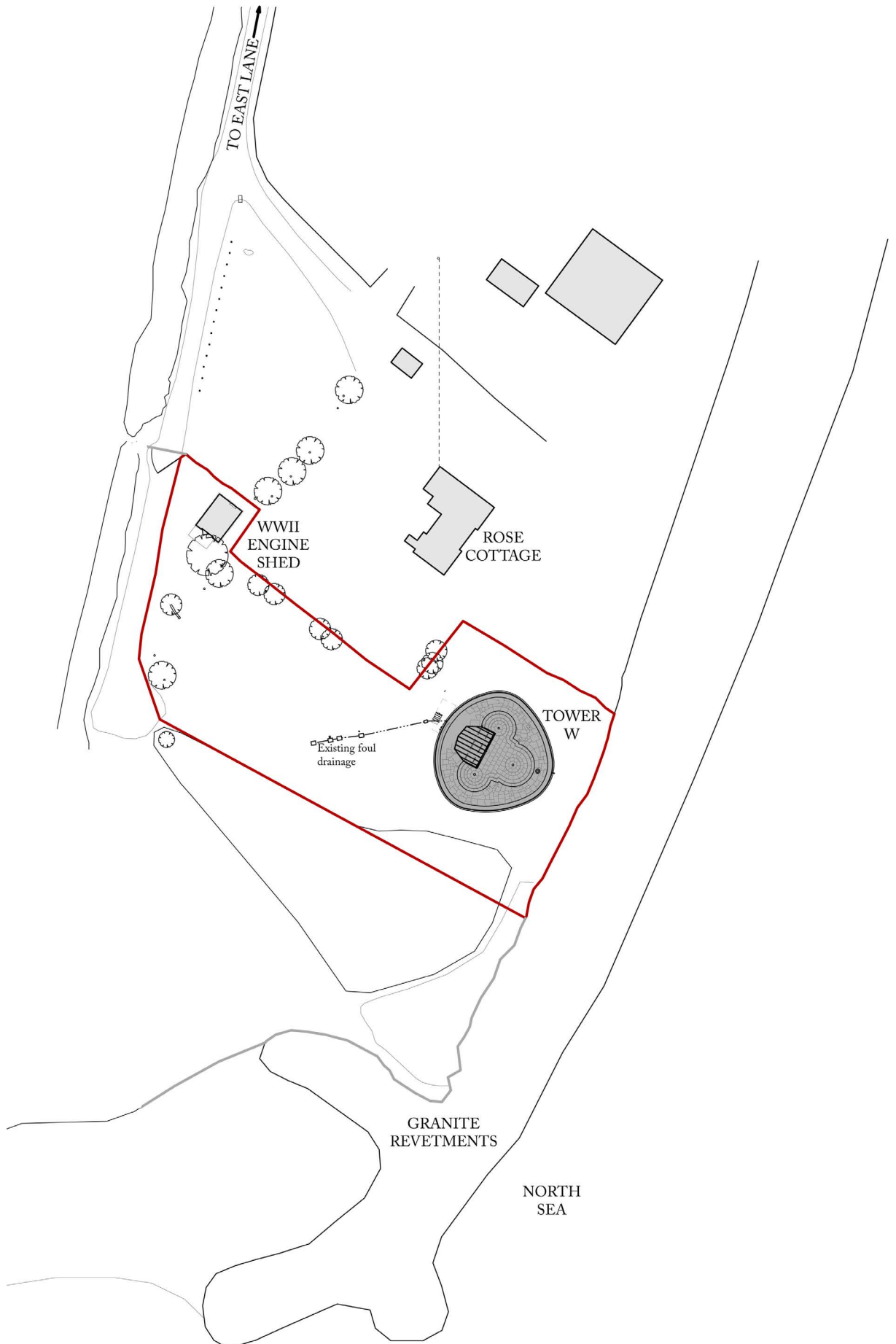
Proposed Roof Plan



Proposed South Elevation



Plan showing the property outlined in red





Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system (the septic tank is believed to drain into a drainage field so is likely to be compliant. However, as part of the wider renovation works, a buyer may wish to budget to install a new sewage treatment plant).

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = N/A (Grade II Listed)

Council Tax Band D, £2,071.27 payable per annum 2024/2025

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The Tower lies adjacent to substantial coastal defences. Reports have been commissioned and are available via email from the agents.

4. The photo of the kitchen area on page 14 was taken before it was stripped back in readiness for refurbishment.

July 2024



The gun deck is the perfect observatory to witness incredible sun and moon-rises reflecting upon the North Sea, weather fronts cloud-forming over the coastline, and from the entrance stair-platform spectacular sunsets over the inland fields. At night the notable dark sky, away from light pollution, presents an unobstructed jaw-dropping live planetarium.

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