

*A 1970s split-level bungalow, that now requires updating, with swimming pool complex, range of outbuildings & grounds extending to nearly 4 acres, close to the church and river in Old Martlesham.*

Guide Price  
£895,000 Freehold  
Ref: P7343/C

Rams Rest  
School Lane  
Martlesham  
Suffolk  
IP12 4PG



Over 5,000 sq ft (480 sqm) of accommodation comprising entrance hall, sitting room, dining room, kitchen, utility room, study and cloakroom. Principal bedroom with en-suite bathroom, three further double bedrooms and bathroom.

Swimming pool complex with waiting room, changing room, shower, sauna and WC.

Triple garage block and ample parking facilities.

Useful range of outbuildings.

Gardens and grounds extending to approx 3.85 acres (1.56 hectares).

#### Contact Us



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## **Location**

Rams Rest is set along School Lane and forms part of Old Martlesham, in an accessible location between Martlesham Heath and the historic market town of Woodbridge. Old Martlesham itself benefits from two public houses, the recently refurbished Red Lion Public House and the Black Tiles, a pretty church, a post office, primary school and a garage with convenience store attached. There is a playing field and Bowls Club. It is also in close proximity to Martlesham Creek, which a wider footpath network that links with the River Deben and onto Woodbridge and the coastal village of Waldringfield. A short distance to the south-west is Martlesham Heath which offers a good choice of shopping facilities, including a Tesco Extra, Marks & Spencer's food hall and Next outlet.

The historic market town of Woodbridge, which is based on the banks of the River Deben, offers a further choice of shopping and recreational facilities, as well as schooling in the state and private sectors. Woodbridge also benefits from rail links to Ipswich, where journey times to London's Liverpool Street station take just over the hour. The Heritage Coast, with popular destinations such as Aldeburgh, Thorpeness and Southwold, is just half an hour's drive.

## **Description**

Rams Rest is a 1970s, split-level contemporary bungalow, offering over 5,000 sq ft (480 sqm) of accommodation, that enjoys a delightfully private location on the edge of Old Martlesham and in close proximity to the church and Martlesham Creek.

The property has been tenanted for a number of years, with the occupiers running a very successful swimming school from the swimming pool complex that adjoins Rams Rest. Over the years, some piecemeal improvement works have been undertaken, and whilst the accommodation is perfectly serviceable, it probably now requires a programme of renovation and refurbishment.

Rams Rest sits centrally within a plot of nearly 4 acres, with formal gardens and grounds immediately surrounding the property that enjoy the sun for much of the day. Beyond the gardens is an established 'perimeter' of woodland, that has been largely left to its own devices. There is also a triple garage block and generous parking areas. The property also includes four outbuildings; a more modern steel portal frame workshop/store of approximately 1,600 sq ft, together with three timber frame and block built former agricultural buildings, that we understand have been used as workshop and garaging facilities during the last 30 plus years.

In all, Rams Rest extends to approximately 3.85 acres (1.56 hectares).

## **Overage**

The property will be sold subject to an overage provision whereby for a period of 25 years, if planning consent for residential development is obtained, 30% of the enhanced value will be payable to the sellers if such planning permission is implemented or the property sold with the benefit of such planning permission. The overage payment will be based on the value of the property with the benefit of the planning permission less the market value of the land immediately before the grant of such planning permission. For the avoidance of doubt, the overage will not capture the extension of Rams Rest, the creation of annexe accommodation or B&B/holiday lets, or commercial uses. It will only relate to independent residential dwellings.

## **Vendor's Survey**

The vendors have commissioned a full building survey of the property for the benefit of interested parties. An electronic copy of the survey is available from Clarke and Simpson. The purchaser will be obliged to reimburse the vendors the cost of the survey on completion (£1,170 inc VAT). The surveyors, James Aldridge, will then assign the survey to the new owner along with their duty of care.















Site Plan - Indicative Only



# Rams Rest, Martlesham

Approximate Gross Internal Area = 480.1 sq m / 5168 sq ft  
Triple Garage = 81.3 sq m / 875 sq ft  
Total = 561.4 sq m / 6043 sq ft





*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity, with a single water supply and two separate metered electricity supplies (one for the house and one for the workshop buildings.) Two oil fired boilers (one serving Rams Rest and one serving the swimming pool complex). Private drainage system (which may not comply with the new regulations and a buyer should allow for the cost of installing a new sewage treatment plant. The cost of this has been taken into account in the guide price quoted.)

*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 = D (55)

*Council Tax* Band F; £3,037.55 payable per annum 2024/2025

*Rateable Value*

Swimming Pool & Premises - £17,250; Workshop 1 - £4,950; Workshop 2 - £7,700

The amounts of rates payable is calculated by applying the business rate multiplier, which we understand for the swimming pool will be 0.499. Occupiers of the workshops, if let out to third parties, should also benefit from Small Business Rates Relief where no rates will be payable.

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## 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. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. 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 sale of Rams Rest is upon the instructions of Executors, and one of the Executors is a partner of Clarke & Simpson. Probate has been granted.
4. The Title is not registered, but the Executors have a full set of Deeds that will allow the sale to take place prior to First Registration.
5. The former agricultural outbuildings include cement asbestos sheet roofs and possibly cladding.

*June 2024*



## Directions

Proceeding in a northerly direction on the A12 from the Martlesham/Kesgrave area, on the approach to Woodbridge turn right at the first roundabout (B1438). At the next mini roundabout turn right and continue into Old Martlesham. Proceed under the railway bridge and at the crossroads in the centre of the village turn left opposite the Red Lion Public House onto School Lane. Continue for approximately half a mile where the entrance to Rams Rest will be found on the left hand side towards the top of the hill.

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