

Lambert
Smith
Hampton

 Suffolk
County Council

77 Raingate Street

| Bury St Edmunds | IP33 2AR |



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For Sale Freehold - All Enquiries - Former Suffolk CC Archive Building

Lambert
Smith
Hampton

Former
Suffolk CC
Archive
Building

Premier Inn
Town Centre hotel

Aerial View

Summary

- ✓ Site Area 0.2167 acre (0.0876ha)
- ✓ Total floor area 7,677 sq ft (713 sq m)
- ✓ Over 2 floors plus basement.
- ✓ Basement 1,249 sq ft (116 sq m)
- ✓ Ground floor 3,606 sq ft (335 sq m)
- ✓ First Floor 2,222 sq ft (262 sq m)
- ✓ Close proximity to Bury St Edmunds town centre and all local amenities and services.

 Indicative Red Line Freehold Site

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View from the South side (towards access)



Description

The property comprises a substantial detached **Grade II** listed building. (**HE Listing Ref 1425808**) as a design by Donald Mc Morran.

Constructed in facing brickwork, with sash windows under a pitched slate roof.

Over 2 floors plus basement the property has a 2-storey central section with single storey wings with flat roof.

Both externally and internally the property has been well maintained.

Pedestrian access is via a recessed timber door with a series of steps leading to the ground floor from the Raingate St frontage.

The ground floor offers a series of rooms with public and private lavatory and kitchen facilities. The rear of the ground floor is the main records room, library, staff wc and break area.

Access to the basement is via stairs to the area used for records store and plant area.

Access to the first floor is via a double staircase, with split half landings. The first floor has further library space records rooms and small office accommodation.

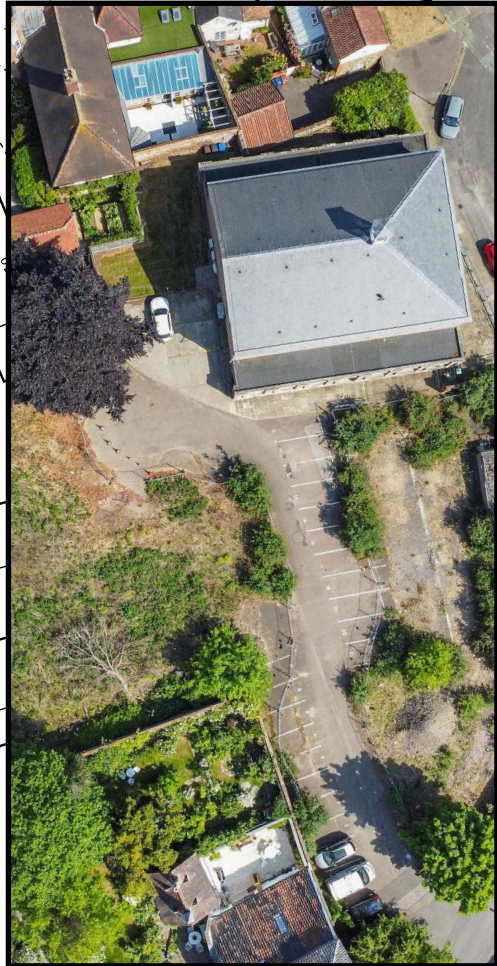


Externally there is a small yard area with vehicle access to 3 car spaces via the adjacent property with access and service rights reserved. Title plan and redline boundary and blue line rights of access.

We understand the property has the benefit of all mains services connections.

Illustrative floor layouts, in conjunction with an Asbestos Survey are available on request.

Indicative Title Plan



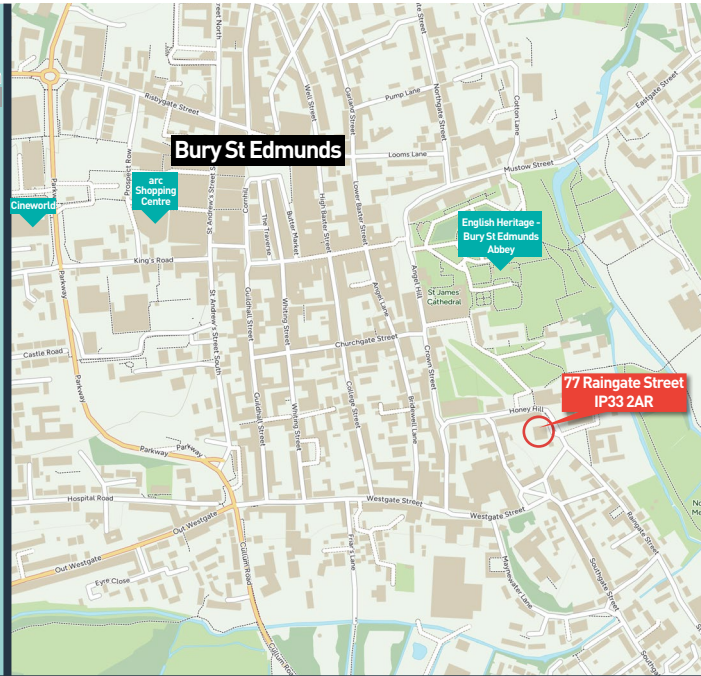
Former
Suffolk CC
Archive
Building

Suffolk
Record
Office

Vehicular Access



Brewery



Location

Bury St Edmund is an attractive and historic market town with good communication links and a full range of services and amenities. The immediate catchment is circa 40,000 and expanding but is a focal point for the wider town catchment area.

The town enjoys good road access with the A14 providing several exits to the town. The A14 connects into the A11 (north) and A12 (south) providing good road connections to the local and wider regional catchments.

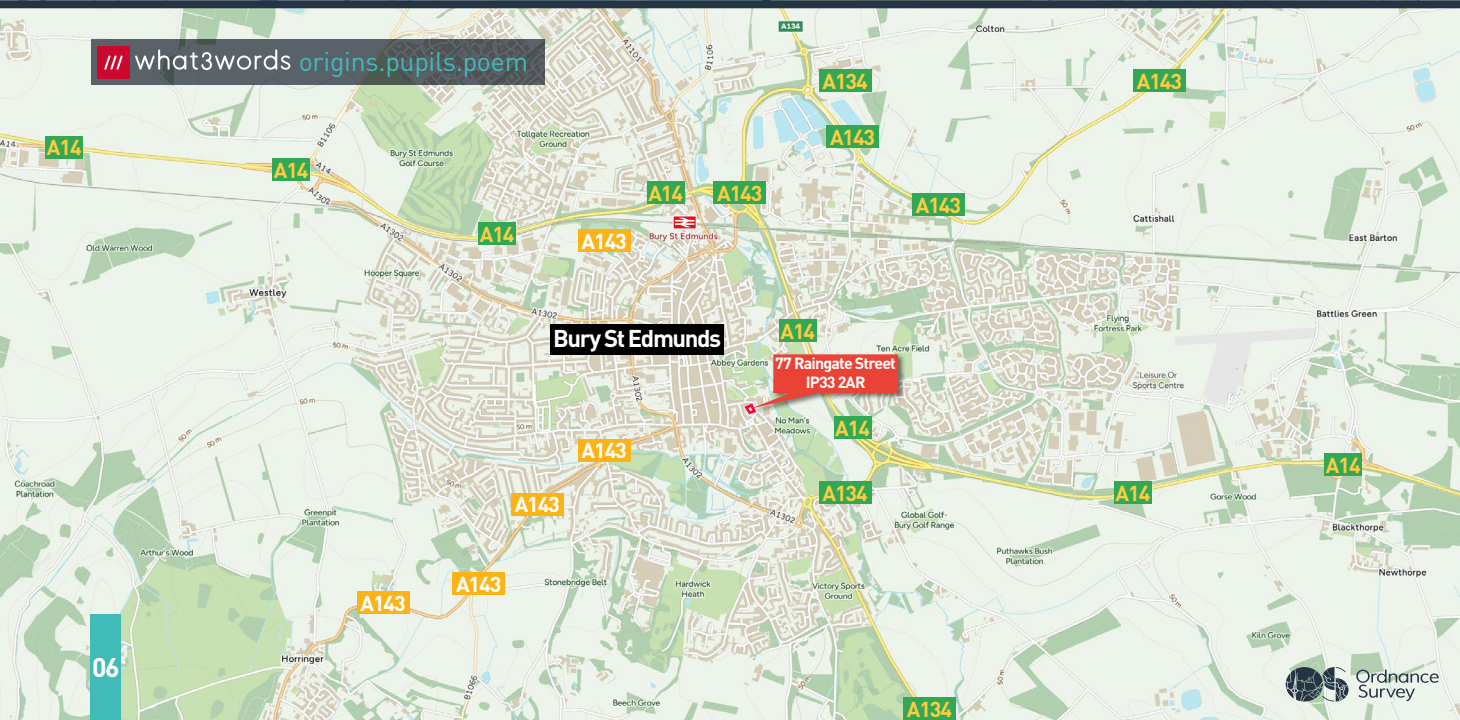
A main line rail service, via change at Ipswich or Cambridge, into London.

There are good local bus services serving the town and local environs.

Connections by road and rail:

- ✓ London - **by road 82 miles** and 100 mins - **by rail 2hrs** from Bury St Edmunds Station to Liverpool St.
- ✓ Cambridge - **by road 29 miles** 44 mins - **by rail 45 mins**
- ✓ Norwich - **by road 53 miles** 72 mins - **by rail 105 mins**
- ✓ Ipswich - **by road 27 miles** 36 mins - **by rail 40 mins**

The property is located centrally on the edge of Bury St Edmunds town centre a short distance southeast of the Angel Hill and Abbey which are in short walking distance.



Planning

The property is understood to have been built as a public library and was completed in 1968.

The property is considered to be a use falling within Use Class F1 which permits the following uses:

- | schools,
- | museums,
- | galleries (not for sale),
- | libraries and reading rooms,
- | halls,
- | places of worship,
- | church halls,
- | law courts,
- | non-residential education and training centres.

The property was designated as a Grade II listed building in June 2015. The listing description is contained in the data room.

In the Draft Submission West Suffolk Local Plan (2024) the property is allocated: -

- | Within the Bury St Edmunds Town Centre Conservation Area
- | Within the Defined Housing Settlement Boundary

Areas immediately to the west and south of the property (The Weymed Site) have previously been granted planning permission for the development of residential units. Most recently via **DC/19/1588/VAR** which provides for the construction of 14 residential dwellings. This consent is understood to remain extant.

The property may be suitable for a variety of town centre uses including commercial office and residential purposes subject to the necessary listed building, conservation area and planning consents.

Prospective purchasers are to rely solely on their own planning enquiries.

Any further Planning enquires should be made of the Local Planning Authority, **West Suffolk Council**.





Viewing and Further Information

Viewings are to be undertaken strictly by appointment through:

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EPC

The property has a current Display Energy Certificate (DEC) with operational rating of 47 B valid up to Dec 2034.

VAT

The property is not elected for VAT.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Data Room

Access to a Data Room is available on request.



Guide Price

Price on application.

Method of Sale

Freehold for sale subject to contract on an All Enquiries basis. Our client's preference is for an unconditional sale. However, conditional offers will be considered.