



Victorian Almshouses - valuable investment opportunity

The Almshouses, High Green, Nowton, Bury St Edmunds, IP29 5LZ

Freehold subject to tenancies

savills

Four terraced properties • Property accommodation in each house: 2 bedrooms • Storage room & Bathroom • Sitting room • Kitchen/breakfast room • Front and rear gardens • Outbuildings • In total about 0.7 acre

Local information

Distances:

Bury St Edmunds 2 miles

Stowmarket 15.7 miles (London Liverpool Street Station from 75 mins)

Newmarket 17 miles

Cambridge 30 miles (London Liverpool Street Station from 50 mins and Kings Cross Station from 52 mins)

(All mileages and times are approximate)

The Almshouses are situated in the attractive, rolling countryside to the south of the Cathedral town of Bury St Edmunds.

This fine historic market town offers an excellent range of amenities with schooling in the public and private sectors plus extensive shopping and leisure facilities.

There is ready access to the A14 just 2.5 miles to the north and mainline rail stations in Stowmarket and Cambridge, both with direct services to London.

Historical note

John Oakes came to Bury St Edmunds in about 1726 and became one of the most prosperous men in the town establishing a bank in 1794.

He and his family built a number of houses in the Nowton area including The Almshouses for retired estate workers. The family crest, of an Oak Tree can be found on the front of the building.

About this property

The terraced Almshouses were built in 1877 and are constructed of mellow red brick under a tiled roof.

The properties have a number of original features typical of properties of the Victorian era such as oak doors and staircases, high ceilings, leaded windows and ornate corning.

The terrace comprises four properties all of which have accommodation arranged over two floors.

The ground floor accommodation provides a sitting room with fireplace, a fitted kitchen/breakfast room and a bathroom.

The first floor has two bedrooms and a storage room, which in No. 2 has been converted into a WC.

Outside

All four properties have gardens to both the front and the rear mainly laid to lawn.

Outbuildings includes a wash house, privy and coal shed.

Wooded areas are adjacent to the gardens on both the east and west boundaries.

The Suffolk countryside surrounds the property on all sides offering fantastic rural views of the quiet, peaceful hamlet.





Services

Mains water and electricity.

Private drainage.

No 1 - Back boiler and heating

from solid fuel Parkray stove

No's - 2 & 3 night storage heaters

No 4 - oil fired central heating

EPC Ratings:

No 1 - EPC Rating - F

No 2 - EPC Rating - E

No 3 - EPC Rating - E

No 4 - EPC Rating - E

Agents' Note:

Tenancy information is available
from the agent on request.

Current rent roll is £31,408 p.a.

Tenure

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Local Authority

West Suffolk District Council

Viewing

Strictly by appointment with
Savills









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Approximate Area = 3210 sq ft / 298.2 sq m

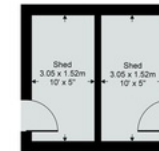
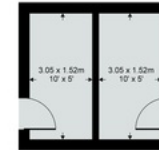
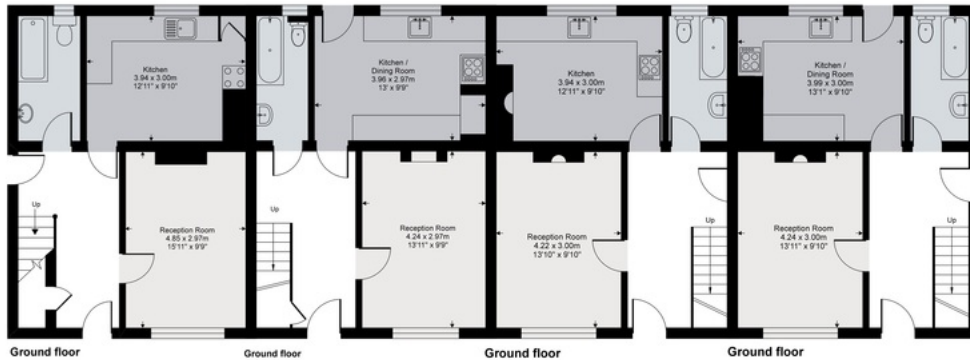
Limited Use Area(s) = 35 sq ft / 32.5 sq m

Outbuilding = 352 sq ft / 32.7 sq m

Total = 3597 sq ft / 334.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Savills (UK) Limited. REF: 654119



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