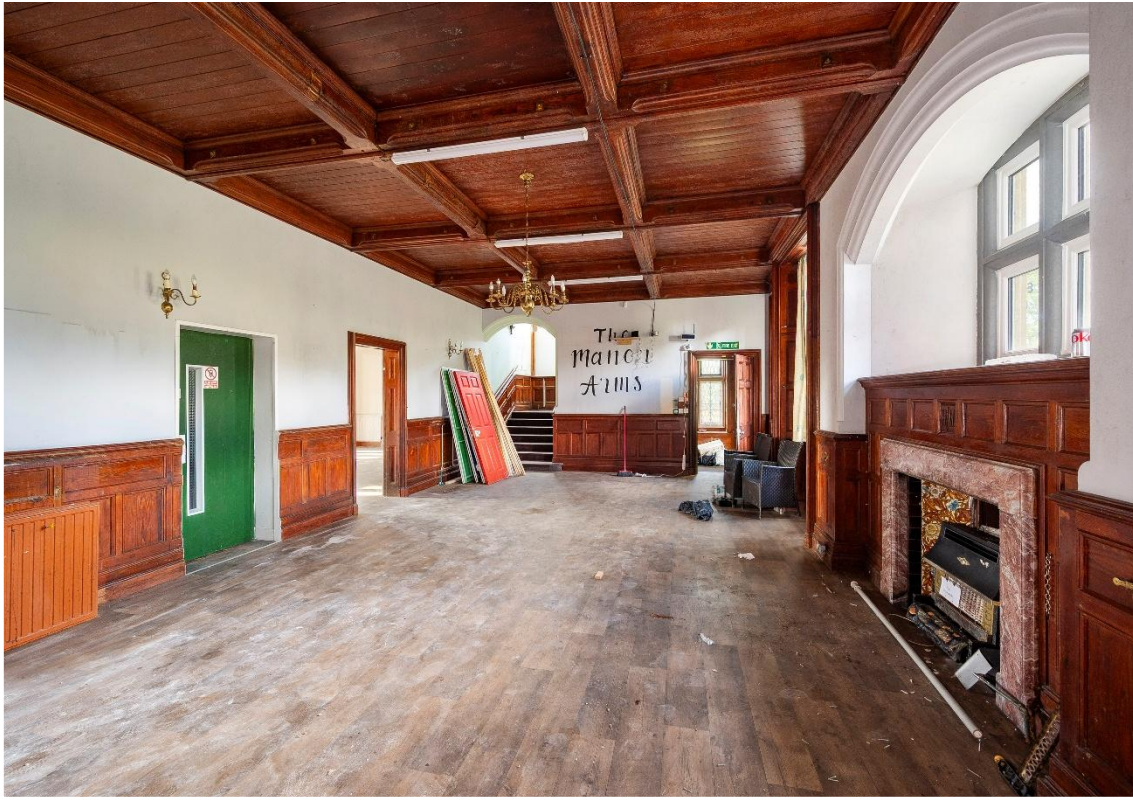


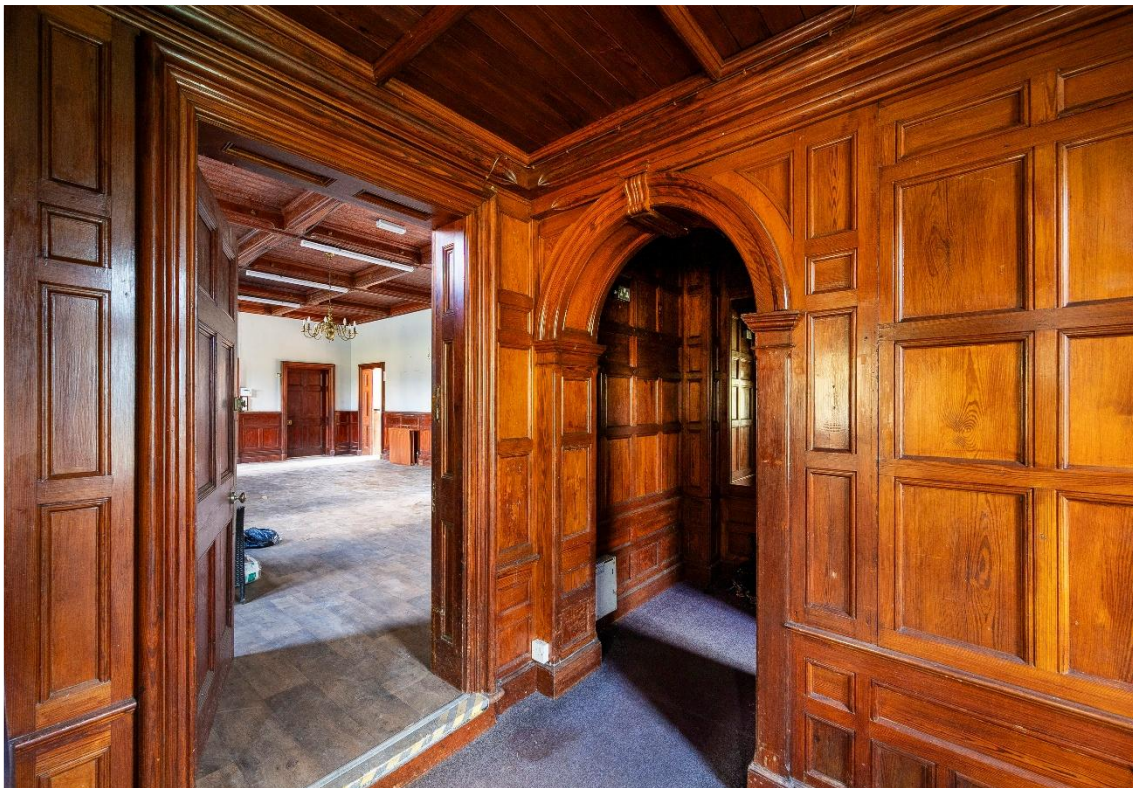
Brookwood Manor,
Little Waldingfield, Suffolk

DAVID BURR









Brookwood Manor, Holbrook Hall Park, Little Waldingfield, Sudbury, Suffolk, CO10 0TH

Little Waldingfield is a most attractive village with the parish church of St. Lawrence nestled in the Suffolk countryside. The market town of Sudbury, with its comprehensive amenities (including a commuter rail link with London's Liverpool Street) is about 5 miles away. The historic settlement of Lavenham is some 4 miles distant.

Full planning passed for conversion of former Tudor manor home formally a care home facility to be changed into a hotel / restaurant. Spanning over 11,000sq/ft of accommodation and sitting within 2.8 (sts) acres of ground. Further plans can be sound on the Babergh planning portal Ref: DC/23/00918. No onward chain.

Brookwood Manor

Brookwood Manor is an exceptional Tudor-style country residence set within the picturesque village of Little Waldingfield, near Sudbury, Suffolk. Rich in period charm and character, this landmark property presents a rare opportunity to acquire a substantial historic estate with outstanding potential for a variety of future uses.

Extending to over 11,000sq ft and occupying almost 3 acres of mature grounds, Brookwood Manor offers remarkable versatility. Whether envisaged as a prestigious private residence, a boutique hospitality venue, or a unique development opportunity, the property provides an exciting blank canvas for its next custodian.

Steeped in history dating back to the 1400s, Brookwood Manor retains an abundance of original character and architectural features. Further details of the property's fascinating heritage are available within the data room. The former estate outbuildings have since been sympathetically converted into a collection of residential homes and a commercial premises, while the north-eastern boundary enjoys an attractive backdrop of open agricultural countryside, providing a peaceful and private setting.

The property is offered for sale on an unconditional basis, benefiting from its existing use together with full planning permission for a change of use to a hotel and restaurant. The current owner has also undertaken a light internal strip-out, creating an ideal opportunity for purchasers to tailor the interior to their own vision and requirements.

Planning

A superb opportunity to acquire a property with significant development potential, benefitting from full planning permission granted in May 2024 for the conversion from a Care Home (Use Class C2) to an attractive Hotel & Restaurant (Use Class C1/E(b)).

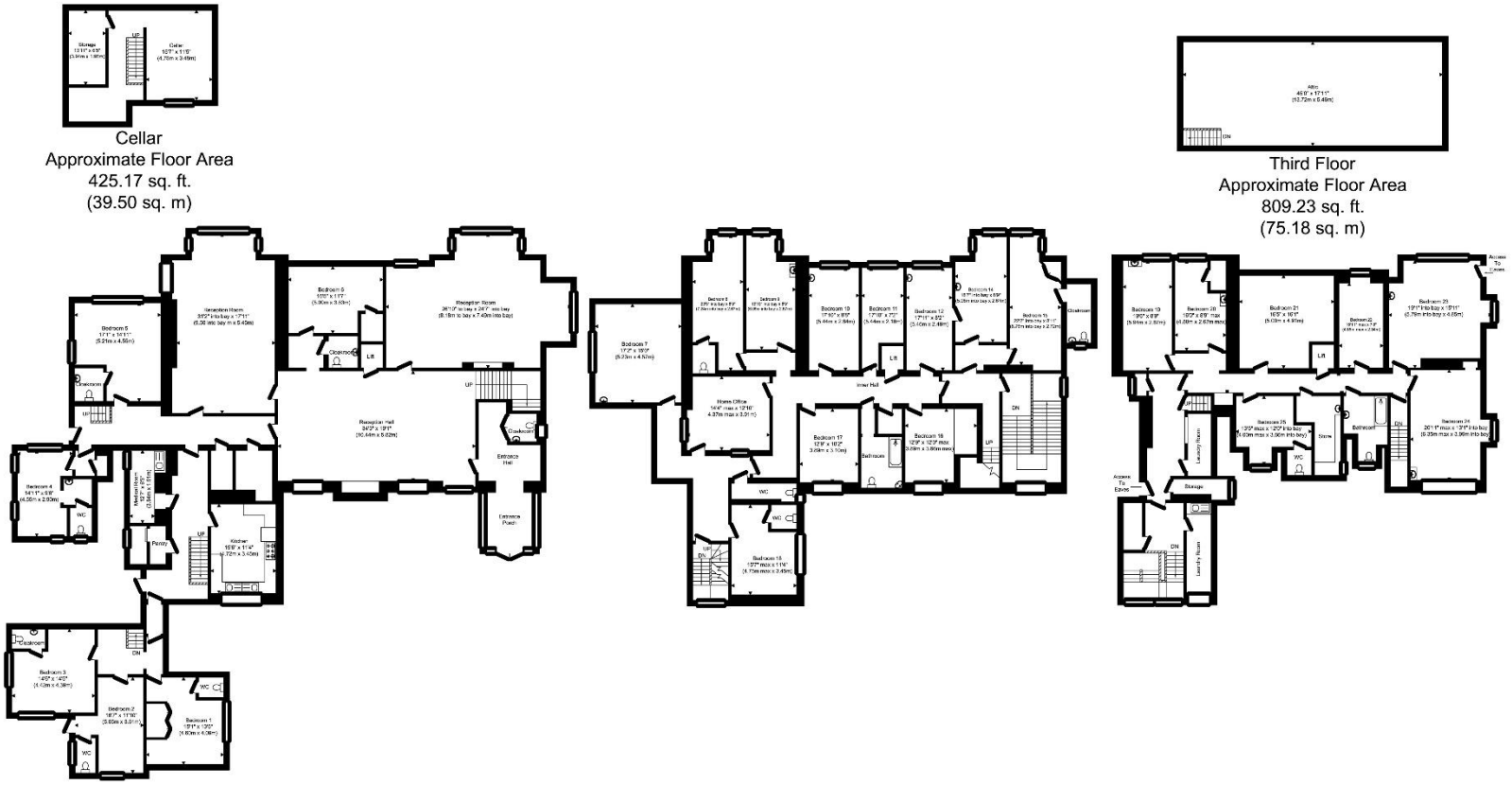
The approved scheme offers an exciting vision for the site, incorporating stylish kitchen and orangery extensions, a newly designed customer car park, a detached purpose-built accommodation building to provide additional guest rooms, a dedicated storage facility, and extensive landscaping works to create an impressive and welcoming environment. Together, these enhancements provide the foundations for a high-quality hospitality destination with excellent future trading potential.

Further details can be found on the Babergh & District planning portal REF: DC/23/00918

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

VIEWING: Strictly by prior appointment only through DAVID BURR.

Brookwood Manor, Holbrook Hall Park, Little Waldingfield, Sudbury, Suffolk, CO10 0TH



Cellar
Approximate Floor Area
425.17 sq. ft.
(39.50 sq. m)

Third Floor
Approximate Floor Area
809.23 sq. ft.
(75.18 sq. m)

Ground Floor
Approximate Floor Area
4694.46 sq. ft.
(436.13 sq. m)

First Floor
Approximate Floor Area
3315.17 sq. ft.
(307.99 sq. m)

Second Floor
Approximate Floor Area
2363.75 sq. ft.
(219.60 sq. m)

TOTAL APPROX. FLOOR AREA 11607.80 SQ.FT. (1078.40 SQ.M.)
LIMITED USE AREA (S) 21.52 SQ.FT. (2.00 SQ.M.)
TOTAL 11629.33 SQ.FT. (1080.40 SQ.M.)
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