



Bank house, Queens street, Stradbroke
£150,000

Minors & Brady



Bank house, Queens street

Stradbroke, Eye

Agent's Note

This property will be sold freehold and connected to mains water, electricity and drainage.

Prospective purchasers should be aware that part of the property is understood to be subject to a **flying freehold**. Buyers are advised to seek guidance from their solicitor regarding the implications and any associated lender requirements.

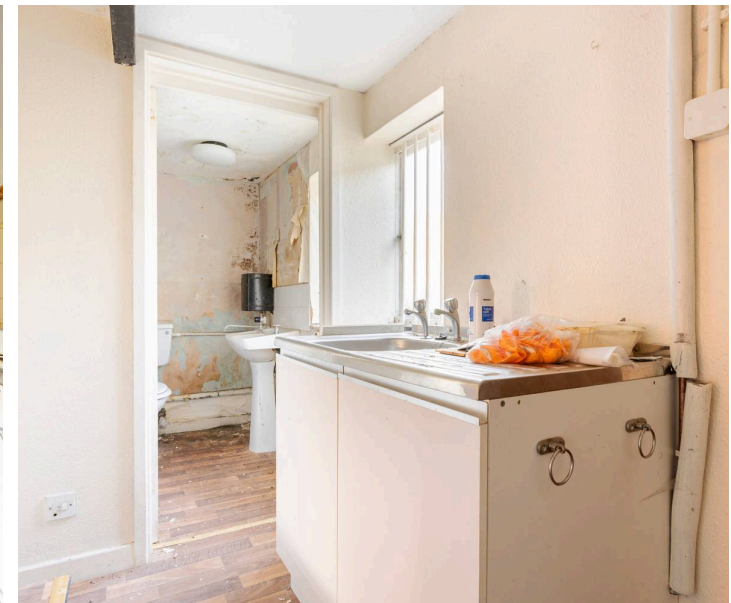
The property was granted planning permission under reference **1420/11** for a change of use from offices (Class B1) to a dress shop (Class A1).

The first-floor accommodation has been occupied for residential purposes since the mid-1990s; however, there is no known record of a formal change of use to residential, and purchasers should make their own enquiries and satisfy themselves as to any planning, legal and regulatory matters prior to proceeding.

Queens Street, Stradbroke

Occupying a prominent position close to the heart of Stradbroke, Bank House presents a rare and exciting opportunity to acquire a substantial period property with considerable scope for refurbishment, reconfiguration and enhancement.

Formerly occupied by Barclays Bank before later operating as a dress shop, the ground floor retains a practical layout that lends itself to a variety of future uses. The accommodation currently comprises two generously sized office rooms, a spacious central hallway, kitchen and cloakroom facilities.



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Bank house, Queens street

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The versatile nature of the layout creates potential for a range of residential or mixed-use possibilities, subject to the relevant planning and building regulation approvals.

The first floor, known as Bank Flat, has been utilised as residential accommodation by both the current and previous owners since the mid-1990s. The accommodation comprises a sitting room, double bedroom, kitchen and bathroom, providing a self-contained living space.

Prospective purchasers should note that whilst the accommodation has been used residentially for many years, there is no record of planning permission for the residential use on the local authority planning portal and buyers are advised to rely on their own investigations and professional advice.

Externally, a pathway leads to the rear of the property where there is an enclosed garden area together with a useful outbuilding/store, offering valuable outside space and additional storage. The outdoor area provides further opportunity for enhancement as part of any future refurbishment programme.

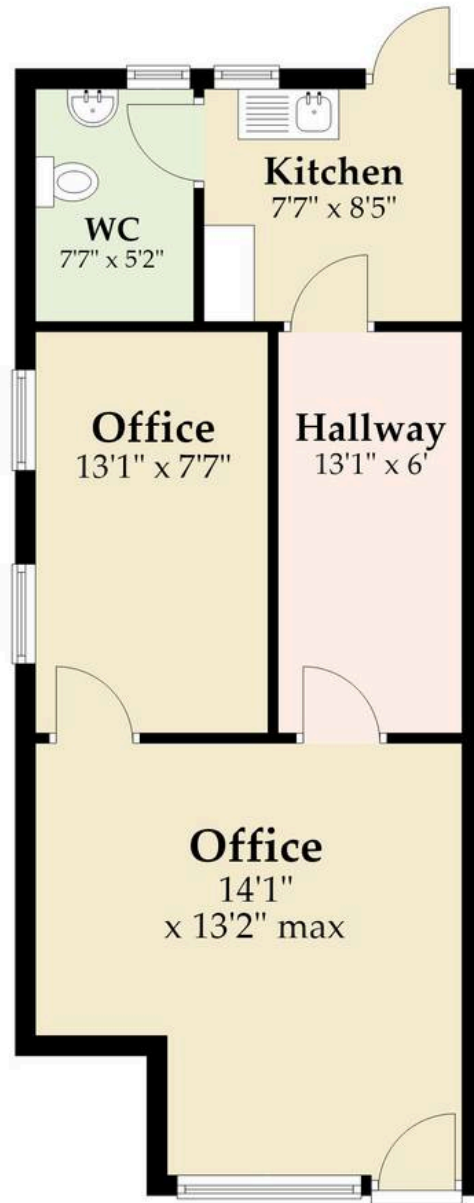
Offering a blend of historic character, flexible accommodation and significant scope for improvement, Bank House represents an increasingly rare chance to acquire a landmark village property with the potential to create a substantial residence, separate apartments or another configuration suited to a purchaser's requirements, subject to all necessary permissions.



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Bank House - Commercial

Approx. 502.1 sq. feet



Bank Flat - Upper Floor

Approx. 475.5 sq. feet



Total area: approx. 977.5 sq. feet

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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