



**FennWright**  
Water & Leisure

## Windmill Lodges, Saxtead, Framlingham

Established holiday complex with permission for further development, East Suffolk



### Introduction

Windmill Lodges is an established holiday complex situated in a prime area of East Suffolk, close to Framlingham and the East Suffolk coast. The successful holiday accommodation business comprises seven timber log cabins with views over the surrounding agricultural land, set within grounds extending to 4.2 acres (1.7 ha). Planning permission exists for the development of a further five units.

### Location

The property is situated in a rural location between the villages of Saxtead and Saxtead Green, within close proximity of the historic market town of Framlingham (2 miles), offering a variety of shops, public houses and restaurants together with a good choice of state and private sector schools. Access to the A12 is approx. 8 miles south.

The A1120 "tourist route" runs through the village, linking with the A14 dual carriageway to the west and Yoxford and the A12 to the east. The property has good access to the renowned Suffolk Heritage Coast and popular tourist destinations such as Southwold, Aldeburgh, Thorpeness and Orford.

The wider area boasts popular market towns including Woodbridge and Saxmundham. Stowmarket and Ipswich stations offer direct trains to London Liverpool Street. Woodbridge - 12 miles, Aldeburgh - 18 miles, Ipswich - 16 miles.

### Windmill Lodges

A well designed lodge development situated around a central wildlife lake with a perimeter access road and mature landscaping. Windmill has a total of seven 200mm round log Scandinavian style timber holiday lodges offering furnished self-catering accommodation. Each lodge has its own parking and private hot tub with views over the lake and open farmland beyond.

Inside, the units have an open plan kitchen/living area together with coal-effect fire, wooden floors, fully equipped kitchen and ensuite bathroom. All lodges have been awarded 4 or 5 stars from Visit England. The site has planning permission for an additional 5 log cabins, 12 in total. The Windmill Lodges site is well screened from the neighbouring Red House Farm with a bund and mature hedge along the existing boundary.



The Lodges comprise the following;

Lodge	Bedrooms	Floor Area (sq ft)
Kingfisher	3	1,201
Greenfinch	3	1,006
Wagtail	2	734
Woodpecker	2	734
Chaffinch	1	556
Bullfinch	2	802
Goldfinch	2	802

In addition a number of outbuildings support the holiday accommodation business:

Swimming Pool (9 x 4.5m) - An outdoor heated swimming pool enclosed under a dome supported on a steel frame structure.

Reception and Office - (89 sq m / 925 sq ft) - Concrete block construction providing a reception office, laundry and utility/washroom plus toilets including an accessible W.C. to the rear.

In addition is a storage/laundry room, astronomy room for guests and an electric car charging point.

#### Planning & Development

Windmill Lodges has permission for a total of 12 holiday log cabins. Five of the existing cabins are subject to 56-day occupancy condition. The remaining lodges and the undeveloped units attached to the planning consent are subject to a more flexible 11 month occupancy condition.

#### Income

The holiday accommodation is operated as self catering, fully furnished holiday lets managed by the current owners with direct bookings through Windmill Lodges with a high level of repeat business. Income and expenditure information available from the agents. Profit and loss accounts for the lodge business available after viewing.

#### Services

Mains water and electricity connected. Drainage is to a septic tank. The lodges are heated by LPG, with mains water and electricity connection.

#### Website

[windmilllodges.co.uk/](http://windmilllodges.co.uk/)

Facebook: Windmill Lodges



## Agents' Notes

### Tenure & Possession

The property is offered for sale freehold subject to existing lodge bookings.

### Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings.

### Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not. There is a public footpath running along the edge of the south western boundary.

### Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

### Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

### Viewing

Viewing is strictly through appointment with sole agents Fenn Wright.

### Important Notice

Fenn Wright for themselves and the Vendor of this property whose Agents they are, give notice that: The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract.

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No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

## Rates

Business Rates 2024/2025

Windmill Lodges

Rateable Value

£22,500

Rates Payable

£2,806

## Local Authority

East Suffolk District Council

## Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is IP13 9RD.

## \*Safety Note to Buyers\*

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!







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**Promap**  
LANDMARK INFORMATION

# FennWright.

Water & Leisure

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