

## ST EDMUNDSBURY BOROUGH COUNCIL

BARDWELL HALL, LOW STREET  
BARDWELL

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Grid Reference	TL 940 726
List Grade	II*
Conservation Area	Yes
Description	C16 manor house. Red brick ground storey with brick-nogged timber framing to first floor, jettied at the front, and crowstepped brick gable ends to north and south. Narrow forward-projecting brick wings for entry and stairs, each with a later timber-framed attic storey. The south end of the house contains medieval stone fragments.
Suggested Use	Residential
Risk Priority	C
Condition	Poor
Reason for Risk	Long term neglect leading to decay of the fabric.
First on Register	2009
Owner/Agent	Mrs M H Reynolds, 98 Bury Street, Stowmarket IP14 1HF
Current Availability	Not for sale
Notes	Some external repairs carried out but not yet completed.
Contact	Christine Leveson 01284 757356



## ST EDMUNDSBURY BOROUGH COUNCIL

### BARN TO BARDWELL HALL, LOW STREET BARDWELL

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Grid Reference	TL 941 727
List Grade	II
Conservation Area	No
Description	A large timber-framed and weatherboarded barn of C17-C18 date. Pantiled roof. Gabled porch to east.
Suggested Use	Storage
Risk Priority	A
Condition	Very bad
Reason for Risk	Prolonged lack of maintenance
First on Register	2012
Owner/Agent	Mrs M H Reynolds, 98 Bury Street, Stowmarket IP14 1HF
Current Availability	Not for sale
Notes	A structural survey and the urgent repairs identified have been completed. Part of a group of farm buildings to north-east of Hall.
Contact	Christine Leveson 01284 757356



## ST EDMUNDSBURY BOROUGH COUNCIL

### BARN 40M NW OF SMALLWOOD FARMHOUSE, SMALLWOOD GREEN BRADFIELD ST GEORGE

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Grid Reference	TL 937 590
List Grade	II (in curtilage of Smallwood Farm)
Conservation Area	No
Description	A C16 timber-framed barn with later shallow-pitched roof.
Suggested Use	Holiday accommodation
Risk Priority	C
Condition	Poor
Reason for Risk	Structural problems, with front wall bowing outwards.
First on Register	2000
Owner/Agent	Mrs Finn, Smallwood Farm, Bradfield St George, Bury St Edmunds IP30 0AJ
Current Availability	Not for sale
Notes	Consent for conversion to holiday accommodation SE/02/1875/P expired in March 2008. Forms a group with adjacent barn & farmhouse.
Contact	Christine Leveson 01284 757356



## ST EDMUNDSBURY BOROUGH COUNCIL

### THE WICK, HAWKS LANE BROCKLEY

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Grid Reference	TL 822 555
List Grade	II
Conservation Area	No
Description	C17 timber-framed house with pebbledashed cement render. Roof originally thatched, now clad in corrugated iron. In open countryside on public right of way.
Suggested Use	Residential
Risk Priority	C
Condition	Very bad
Reason for Risk	Unoccupied and site overgrown. Part of rear wall has collapsed. Chimney in poor condition and at risk of failure.
First on Register	1995
Owner/Agent	Mr G G Fisher, The Bungalow, Hall Farm, Brockley, Bury St Edmunds, IP29 4AQ
Current Availability	Not for sale
Notes	Work to make the rear roof slope watertight was carried out in 2002. No further progress made.
Contact	Christine Leveson 01284 757356



## ST EDMUNDSBURY BOROUGH COUNCIL

### MORETON HALL SCHOOL, MOUNT ROAD BURY ST EDMUNDS

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Grid Reference	TL 870 644
List Grade	II*
Conservation Area	No
Description	Originally a house, now a school. Built 1773 by Robert Adam. Mid C19 wing on east side. Gault brick with slated roof, the original building in the form of a 3-storey cube.
Suggested Use	School
Risk Priority	D
Condition	Poor
Reason for Risk	Long term lack of maintenance. Areas of decay / loss in timber pediments, cornices, balustrading and giant pilasters. Roof slates coated in bitumen.
First on Register	2003
Owner/Agent	Moreton Hall School Trust Ltd, Mount Road, Bury St Edmunds IP32 7BJ
Current Availability	Not for sale
Notes	On English Heritage Register of Buildings at Risk. A programme of repairs is under discussion with the Borough Council & English Heritage.
Contact	Christine Leveson 01284 757356



## ST EDMUNDSBURY BOROUGH COUNCIL

PEACOCK HOUSE AT ST LOUIS CATHOLIC MIDDLE SCHOOL,  
ST ANDREW' S STREET SOUTH  
**BURY ST EDMUNDS**

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Grid Reference	TL 852 639
List Grade	Curtilage building to St Andrew's Castle (Grade II*)
Conservation Area	No
Description	C19 garden outbuilding in the Picturesque style. Central vertically boarded polygonal enclosure with tall iron-sheeted roof. To each side are identical enclosures with a central opening and timber latticework to the side bays, under a very steeply pitched roof, originally thatched.
Suggested Use	Ancillary to school
Risk Priority	C
Condition	Poor
Reason for Risk	Lack of adequate maintenance over many years
First on Register	2012
Owner/Agent	Roman Catholic Diocese of East Anglia, The White House, Porlingland, Norwich NR14 7SH
Current Availability	Not for sale
Notes	Once formed part of the landscaped grounds of St Andrew's Castle, a Grade II* listed house dating from 1815. The school now occupies part of these grounds.
Contact	Christine Leveson 01284 757356



## ST EDMUNDSBURY BOROUGH COUNCIL

### CULFORD HALL, CULFORD PARK CULFORD

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Grid Reference	TL 835 706
List Grade	II*
Conservation Area	Yes
Description	Mansion of c.1800, greatly enlarged and remodelled c.1890 in Italianate style. Late C16 core.
Suggested Use	Educational or residential.
Risk Priority	F
Condition	Poor
Reason for Risk	Maintenance failings, particularly relating to mathematical tiles and parapet balustrading.
First on Register	2000
Owner/Agent	The Methodist Board of Management of Boarding Schools, Crispin Muir, Operations Manager, Culford School, Culford, Bury St Edmunds IP28 6TX
Current Availability	Not for sale
Notes	A programme of work to repair the cornice, parapet balustrading and mathematical tiles is ongoing, with further phases to be completed.
Contact	Christine Leveson 01284 757356



## ST EDMUNDSBURY BOROUGH COUNCIL

### WALLED GARDEN AND SLIP WALL, FORNHAM PARK FORNHAM ST GENEVIEVE

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Grid Reference	TL 840 684
List Grade	II
Conservation Area	No
Description	Red brick walled garden with surrounding outer slip wall, mainly of flint. Mainly late C18, by James Wyatt, serving the now demolished Fornham Hall. There are bothies and remains of glasshouses.
Suggested Use	Conserve in existing use
Risk Priority	D
Condition	Poor
Reason for Risk	Disused and neglected for many years.
First on Register	2003
Owner/Agent	Adrian Frost, Castle Barn, Duke Street, Haughley, Stowmarket IP14 3QS
Current Availability	Not for sale
Notes	Planning permission and Listed Building Consent exist for conversion of bothies as part of a new dwelling, including repair of garden walls. 3-year extension of time for start of work granted December 2010.
Contact	Christine Leveson 01284 757356



## ST EDMUNDSBURY BOROUGH COUNCIL

### CORN EXCHANGE, WITHERSFIELD ROAD HAVERHILL

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Grid Reference	TL 669 457
List Grade	II
Conservation Area	Yes
Description	Corn Exchange built in 1889. Red brick with moulded brick detailing. The roof was originally glazed but is now covered with slate.
Suggested Use	Leisure/commercial. The open interior is a significant feature of the building which should be retained in connection with new use.
Risk Priority	C
Condition	Poor
Reason for Risk	Vacant for several years and fabric deteriorating
First on Register	2013
Owner/Agent	Agent: Steven Mudd at Barker Storey Matthews, Bury St Edmunds (01284 702655)
Current Availability	For sale
Notes	Planning permission was granted in 2007 for the change of use from community hall (D1) to restaurant/bar (A3). This permission has not been implemented.
Contact	Christine Leveson 01284 757356



## ST EDMUNDSBURY BOROUGH COUNCIL

### GRANARY/CART SHED AND STABLE, LOWER FARM, THE GREEN RISBY

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Grid Reference	TL 796 665
List Grade	II
Conservation Area	Yes
Description	Late C18 farm building, extended in mid C19. Timber-framed and weatherboarded, corrugated sheet roofing.
Suggested Use	Low-key use ancillary to adjacent new dwelling
Risk Priority	D
Condition	Poor
Reason for Risk	Lack of maintenance caused by redundancy
First on Register	2000
Owner/Agent	Mr and Mrs S J Lumley, Mulberry Farm, The Green, Risby, Bury St Edmunds IP28 6QR
Current Availability	Not for sale
Notes	Consents granted March 2014 for conversion to holiday accommodation. Work has commenced.
Contact	Christine Leveson 01284 757356



## ST EDMUNDSBURY BOROUGH COUNCIL

### SYMONDS FARMHOUSE, NEWMARKET ROAD THE SAXHAMS

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Grid Reference	TL 784 654
List Grade	II
Conservation Area	No
Description	Late C18 three storey farmhouse, with mid C18 core. Elaborate red brick façade with a pediment, at the base of which are urns. The façade masks a double gabled front.
Suggested Use	Office / commercial
Risk Priority	C
Condition	Poor
Reason for Risk	Vacant and gradually deteriorating. Now isolated within an extensive commercial area.
First on Register	2003
Owner/Agent	Mr G Gittus, Geo Gittus and Sons Ltd., Symonds Farm, Newmarket Road, Risby, Bury St Edmunds IP28 6RE
Current Availability	Not for sale
Notes	Described as 'vacant and in poor condition' when listed in 1983. Planning permission for change of use of part of site, including the listed building, to employment use SE/02/1847/P was granted on 23 February 2004.
Contact	Christine Leveson 01284 757356



## ST EDMUNDSBURY BOROUGH COUNCIL

### UMBRELLO, GREAT SAXHAM HALL THE SAXHAMS

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Grid Reference	TL 795 623
List Grade	II*
Conservation Area	No
Description	Elegant Coadestone folly, built in early C19 as part of the pleasure grounds of Great Saxham Hall.
Suggested Use	Repair as landscape feature
RiskPriority	C
Condition	Very bad
Reason for Risk	Ingress of water is rusting the iron core. No roof.
First on Register	1992
Owner/Agent	Saxham Hall Estate, Great Saxham Hall, Bury St Edmunds IP29 5JW
Current Availability	Not known
Notes	The surroundings are becoming very overgrown. On English Heritage Register of Buildings at Risk. Listed as The Garden House, Great Saxham Hall.
Contact	Christine Leveson 01284 757356



## ST EDMUNDSBURY BOROUGH COUNCIL

### STOKE COLLEGE STOKE-BY-CLARE

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Grid Reference	TL 741 431
List Grade	II*
Conservation Area	Yes
Description	Substantial country house incorporating a late medieval collegiate Dean's lodging, remodelled in late C17. Includes alterations by Edward Lutyens c.1897. Used as a private school since 1954.
Suggested Use	College
Risk Priority	C
Condition	Fair
Reason for Risk	Long term neglect
First on Register	2009
Owner/Agent	Stoke College, The Street, Stoke-by-Clare, Sudbury CO10 8JE
Current Availability	Not for sale
Notes	Residential development within the grounds was approved February 2012 subject to a legal agreement to complete a 3-year programme of repairs including re-roofing. Repairs have commenced. On English Heritage Register of Buildings at Risk.
Contact	Christine Leveson 01284 757356



## ST EDMUNDSBURY BOROUGH COUNCIL

### STABLES TO STOKE COLLEGE STOKE-BY-CLARE

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Grid Reference	TM 741 431
List Grade	II
Conservation Area	Yes
Description	Former stable block to Stoke College, now used as accommodation for the school. Original building is late C17, with narrow projecting wings to west. Extended to east in late C18. Red brick with plaintiled roof.
Suggested Use	Educational
Risk Priority	C
Condition	Fair
Reason for Risk	Long term lack of adequate maintenance.
First on Register	2012
Owner/Agent	Stoke College, The Street, Stoke by Clare, Sudbury CO10 8JE
Current Availability	Not for sale
Notes	Residential development within the grounds of the school was approved February 2012 subject to a legal agreement to complete a 3-year programme of repairs including re-roofing. Repairs have commenced and re-roofing completed.
Contact	Christine Leveson 01284 757356

