

Sudbury's Buildings At Risk

Introduction

This list contains a small number of what we have termed 'buildings at risk.'

Nearly all are situated in the Sudbury Conservation Area and are either nationally Listed or on the Local List. The condition of these properties is deteriorating mainly because most of them have been unoccupied for some time

Each entry voices our particular concerns, sets out any action taken by the Society and includes a recent photograph. In some cases the property is for sale, the subject to a current planning application or perhaps under renovation.

We are monitoring these properties and we will update the entries in the light of any new information. Nothing would give us greater pleasure if we could then remove a property from the List. All are Grade II listed unless stated.

David Burnett 2023

48 NORTH STREET



A redbrick Georgian Town house of c1790. It has been vacant for some 20 years following refurbishment with a Heritage Economic Renewal Scheme grant for work that was then only partially completed. Water penetration was visible inside before windows facing the road were blocked off. It then hit the local headlines when a cannabis farm was set up inside. Details of an agent have been posted on the windows but they are not contactable. Matt Deal, Babergh Enforcement Officer, was previously dealing with the case and informed us that he was preparing to serve a Breach of Condition Notice on the owners, Safaza Investments, to require them to carry out the required repairs. Mr Deal has now left Babergh and the case has been taken over by Jon Gerrish. He is arranging a site inspection with the owners' agent on February 4th..

2 KING STREET

·A fine white brick late Georgian mansion built by Thomas Jones in 1818. It has been only partly occupied for some years and needs some TLC especially the Doric porch which is currently held supported by a large plain wooden post. It has a new owner who intends to restore it as a single domestic property with a new extension at the rear. A planning application has been made (DC/22/06247) and is currently under review.



2-3 MARKET HILL



The attractive tile hung frontage conceals what was originally, with No 1, a substantial early 16th century timber framed house. A modern two storey brick extension was added at the rear, creating a large shop space but the property has been unoccupied for about 3+ years since Dorothy Perkins closed. It is now owned by Barry Drury Properties and has recently been granted planning permission for subdivision into two shops with two flats and one dwelling .

88 FRIARS STREET

Known as the 'Dolls House' as it contained for many years a model-maker's studio. A substantial 18th century town house dominating the corner junction between Church Street and Friars Street. The ground floor frontage of small paned shop windows facing the road was paid for by a grant years ago but has been poorly maintained since then. Advertised for sale at £500,000 and recently sold it will need extensive renovation and modernisation.



BELLE VUE HOUSE



Locally Listed. After all the debates and arguments the future of the house is still not guaranteed. Babergh have rejected Churchill's application for retirement apartments on the adjacent swimming pool site which included the conversion of Belle Vue house into two separate dwellings. Our Society's aim all along has been to save Belle Vue and we supported Churchill (after securing major improvements in the appearance of the apartments) as the best way of securing Belle Vue's future. Belle Vue House is currently being marketed for sale.

VICTORIA HALL, PRINCE STREET

Locally Listed. The most recent application DC19/04893 involves propping up and preserving the brick frontage whilst building new apartments behind. This could end with a repeat of the Bruntons story where it was found too difficult to preserve the brick façade in Station Road and it was eventually demolished.



85 MELFORD ROAD



A disused three storey weaver's cottage, it is unlisted and outside the Conservation Area but these mid 19th century cottages are a significant element in the historic townscape. It shows all the evidence of long term neglect. It was last occupied by an old lady, now deceased, and her daughter. It needs major renovation and we have posted details of Babergh's current renovation loan scheme through the door.

YARD ADJACENT TO 11 WEAVERS LANE

·Formerly Sharp's Dairy, No. 11 is Grade II listed therefore the yard and surrounding buildings are also listed despite now being in separate ownership. A number of planning applications have been made dating back to 2017. The buildings have been underpinned and major work is now under way to convert the buildings into a dwelling.



22-24 CORNARD ROAD



These were the former offices of Oliver's Brewery and their adjacent manager's house. Details can be found on our Local List. It has been boarded up for many years but we have been told that the owners, who also own and operate Underwoods garages, have plans to put it on the market 'this year'.

3 BULMER ROAD

Formerly 'Marys Antiques,' it is timber framed and possibly dates back to the 17th century. It has been unoccupied since the shop closed .



35 MARKET HILL



(Barclays Bank annex). This narrow frontage with columns was originally the entrance to a theatre then the home of the Sudbury Institute. The plasterwork is cracked in many places and it needs some surface repairs.

36-37 MARKET HILL

Formerly Pizza Express but currently unoccupied. A solid Edwardian shop front flanked by unique carved heads of a nymph and satyr. Land Registry shows that the property is owned by Hambalt Ltd of Farnham in Surrey.



TALAS HOUSE 47-48 BALLINGDON STREET

This striking frontage was built following a fire in 1900 and housed Mauldon's White Horse pub and brewery. See Local List for further details. The premises have been unoccupied for some years and are now looking very shabby and neglected. Talas House is owned by Barry Drury Properties.

