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## Vajrasana Buddhist Retreat Centre, Bury St Edmunds, Suffolk IP31 3AR

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Stunning award winning architecturally  
designed retreat centre on 5.7 acres

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## FREEHOLD FOR SALE

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16,874 Sq Ft  
(1,568 Sq M)

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# Vajrasana Buddhist Retreat Centre, Walsham Le Willows, Bury St Edmunds IP31 3AR

## DESCRIPTION

A Buddhist Retreat Centre, set on a freehold site of 5.7 acres.

The award winning property comprises numerous buildings, landscaped gardens and beautiful features. The properties include a repurposed 1900s farmhouse with modern extension. The majority of the retreat was built in 2016 with accommodation blocks, a double height barn providing a communal dining area/lounge, and a shrine room arranged around a landscaped courtyard. In addition there are 2 summerhouses and other outbuildings as well as feature statues.

- ✓ Multiple award winning architectural design
- ✓ Suitable for various uses (subject to planning)
- ✓ Communal hall/dining area, accommodation blocks, shrine
- ✓ Refurbished period farm house
- ✓ Operates as a Buddhist retreat centre
- ✓ Tranquil rural location
- ✓ Currently sleeps 60 people
- ✓ Offers invited on an unconditional basis only



## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Farmhouse Ground Floor	2,049	190
Farmhouse First Floor	1,016	94
2 x Summerhouses and Stable Rooms	892	83
Common Lounge & WC's	1,253	116
Common Dining	986	92
Common Kitchen & Plant Room	877	81
Accommodation blocks & ancillary	5,670	527
Shrine Room and Ancillary	4,131	384
<b>Total</b>	<b>16,874</b>	<b>1,568</b>

## TENURE

The property is held freehold under title number SK23588

## BUSINESS RATES

Rateable Value - £31,250

## TERMS

We are inviting unconditional offers for the freehold interest

**EPC** B:26









## LOCATION

The property is in a tranquil rural location surrounded by farmland c. 9 miles to the north east of Bury St Edmunds in Suffolk. The closest village is Walsham Le Willows 1 mile away, with Thetford c. 10 miles to the north east and Ipswich 20 miles to the south east. Stowmarket, Bury St Edmunds, and Elmswell train stations are within 15 miles.

## TOWN PLANNING

The Property lies within an area administered by West Suffolk District Council.

In 2000, planning consent was awarded for (i) Change of use of land and buildings to residential retreat centre (for the London Buddhist Centre) and (ii) erection of 2 no. summer houses.

In 2014 planning consent was granted for the redevelopment of the centre, with works completed in 2016.

## SALE ON BEHALF OF THE JOINT ADMINISTRATORS

The property provides an extremely high level of accommodation and could suit a variety of uses (subject to planning if appropriate) including a wedding venue, school, nursery, college, training centre, hotel, care home, education facility, outdoor centre, or residential.

The above uses may require planning consent, the purchaser to rely on their own enquiries in this regard.

## AWARDS

The property is of outstanding architectural merit, having won RIBA East's Building of the Year 2017, an AJ Architecture Award, a RIBA national award, and an Honor Award at the Faith & Form/IFRAA Awards 2017. In 2018 it won a CIVIC Trust Award, and was shortlisted for the Selwyn Goldsmith Award for Universal Design.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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