

Attractive, former Public House in the centre of the village of Charsfield with potential for owner occupation or further development, subject to planning permission.

FOR SALE
OIRO £250,000
Ref: B246/RB

The Three Horseshoes
The Street
Charsfield
IP13 7PY



Closed Public House, listed as an Asset of Community Value - for sale with potential for owner occupation or further development.

Contact Us



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Location

The Subject property occupies a prominent position within the centre of the village of Charsfield. Charsfield is an attractive village located some 2-3 miles west of Wickham Market and around 5-6 miles north of the riverside market town of Woodbridge. Charsfield has various facilities including Primary School and Village Church and is located within a convenient location with access via the B1078 to Clopton, Coddensham and the A14 at Needham Market.

Description

The Three Horseshoes comprises a traditional Public House of brick construction arranged under a pitched pantile main roof, with double glazed, PVC windows set in the openings arranged on ground and first floors. Stock floor plans are attached.

The existing property occupies an extensive site with car parking due west and outbuildings and rear trade garden. The property has not traded for some three years and now requires improvement and refurbishment. The property was listed as an Asset of Community Value on 10th October 2023 which is valid until 28th November 2028.

The owner has served six months Notice on East Suffolk Council and the Interim Moratorium Period ceased on 24th September 2025.

Accommodation

Description	Sq Ft	Sqm
First Floor		
Bedroom 1	159 sq ft	14.77 sq m
First Floor: Living room	241.8 sq ft	22.47 sq m
Kitchen	102.7 sq ft	9.54 sq m
Bathroom/WC	57.8 sq ft	5.37 sq m
Bedroom 2	106.2 sq ft	9.86 sq m
Gross Internal Area	667.50 sq ft	62.02 sq m
Ground Floor		
Main Bar	364.5 sq ft	33.87 sq m
Secondary Bar	345.6 sq ft	32.10 sq m
snug	180 sq ft	16.72 sq m
Kitchen	192.3 sq ft	17.86 sq m
Male and Female WC block	400 sq ft	37.16 sq m
Total Ground Floor Area	1482.4 sq ft	137.8 sq m

Services

The subject property is served by mains electricity, mains water and mains drainage. The public house is not served by a boiler at present and is in generally poor repair requiring complete refurbishment. The original boiler was formerly served by an oil supply.

Business Rates

Current Rateable Value £1,600 (1 April 2023 to present)

Council Tax

Flat - Band A

Energy Performance Certificate (EPC)

E (110)

Planning

The property has an extensive planning history as summarised in the attached which has involved various planning applications for additional houses within the grounds.

Title

The property is held on a freehold title. There is an easement for foul and surface water crossing the site. Further details of title upon application. The property is being marketed with a 25% overage provision to cover any new residential planning permissions that may be achieved on the site for a period of 25 years. Further details on application.

Flooding

The property is not in an area which is subject to flood risk.

Local Authority

East Suffolk Council

Proposition

The property is marketed with full vacant possession at a guide price of £250,000.

Viewing

Strictly by prior appointment through Clarke & Simpson on: 01728 724200 – Option 3 or email: rbertram@clarkeandsimpson.co.uk







Planning History

Pub refurbishment & extensions, improved access & car park and outside facilities together with the construction of 3 no two bedroom cottages and car parking.

Ref. No: DC/22/4714/FUL | Status: Application Refused

Erection of 2 houses & construction of new vehicular access (revised scheme to C08/0428)

Ref. No: C/08/1682 | Status: Application Refused

Erection of new lean-to roof over existing rear single-storey extension and other external elevational changes & internal alterations.

Ref. No: C/98/1030 | Status: Application Permitted

Change of use of public house to one dwelling

Ref. No: C/97/0756 | Status: Application Refused

Use of land for the erection of one dwelling and garage together with construction of vehicular access (resubmission)

Ref. No: C/97/0577 | Status: Application Refused

Use of part of land used as general parking area for the erection of one dwelling and garage together with construction of vehicular access

Ref. No: C/96/1028 | Status: Application Refused

Erection of three detached dwellings with associated garaging and works, including revised parking arrangements for the Three Horseshoes Public House.

Ref. No: C/09/1434 | Status: Application Refused

Erection of two dwellings , one double garage and construction of new vehicular access.

Ref. No: C/08/0428 | Status: Application Refused

Construction of paved seating area and installation of external door in western elevation

Ref. No: C/04/1167 | Status: Application Permitted

Extend car park

Ref. No: E7117 | Status: Application Permitted

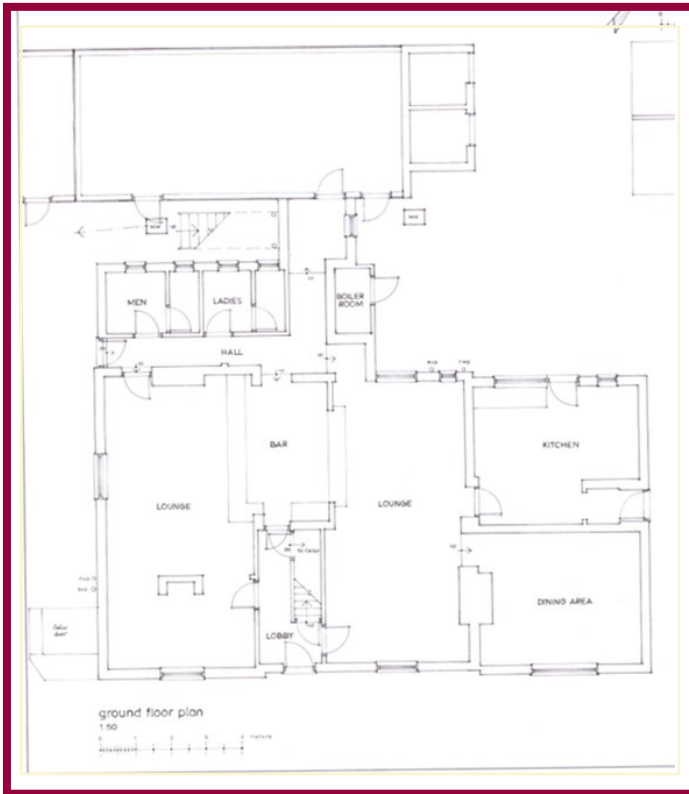
New coridor link and other alterations to form internal toilet new servery arrangements etc

Ref. No: C2019 | Status: Application Permitted

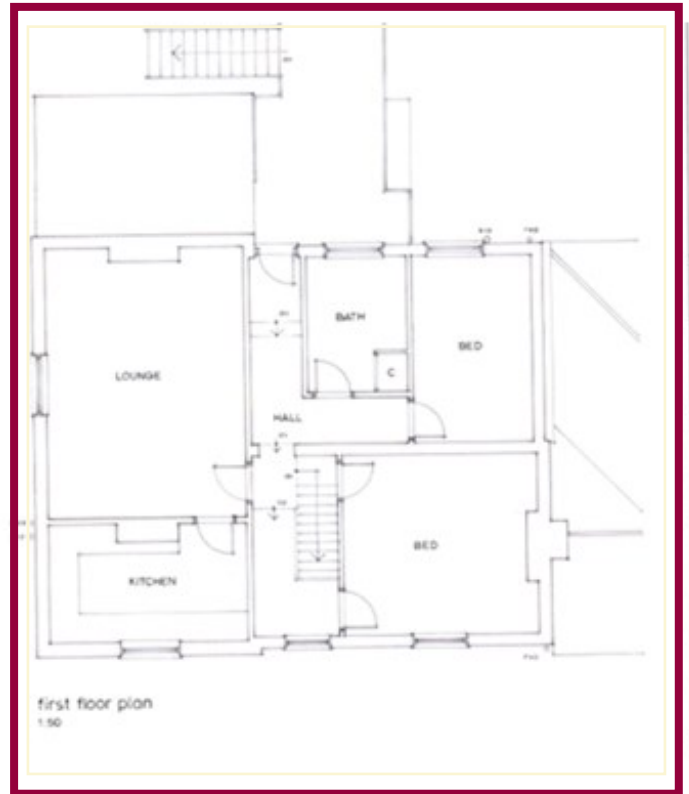
Illuminated identity signs

Ref. No: A/E 791 | Status: Application Withdrawn

Ground Floor



First Floor



NOTES

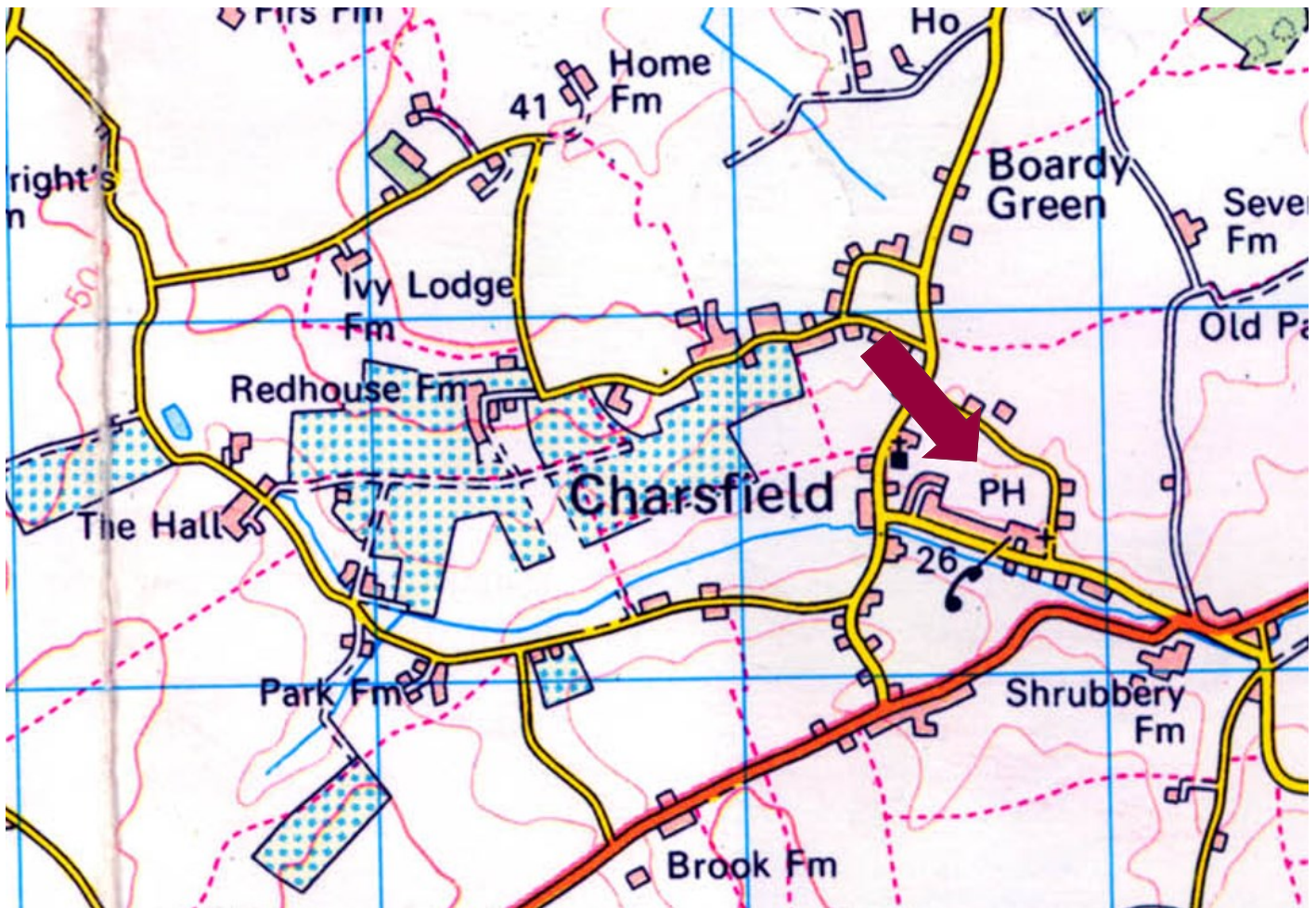
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

October 2025

Directions

From Wickham Market, head west on the B1078 towards Charsfield. Continue on this road for about three miles, passing through the village of Dallinghoo. As you enter Charsfield, stay on The Street. The Three Horseshoes will be on your right-hand side at IP13 7PY.

What 3 words: [///taxi.advantage.hiding](http://taxi.advantage.hiding)



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