



FennWright.

Development Opportunity, Wood Farm Barns,
Helmingham Road, Otley, Suffolk, IP6 9NS



Otley is perfectly positioned for easy access to Woodbridge, Ipswich, Wickham Market and the A12/A14.



Otley is a small village nestled in the Suffolk countryside, around 8 miles north of Ipswich and a similar distance north west of Woodbridge. The A12 and A14 are within easy reach, Westerfield train station is just over 5 miles away and there is a well maintained and extensive network of footpaths. Local bus services connect directly with Ipswich, Woodbridge and Framlingham, and villages along these routes.

Residents of Otley are fortunate to have an award-winning village shop and post office, a doctors' surgery, the White Hart public house, a village hall, scout hut, playing field and bowls green. A mobile library, fresh fish and frozen food deliveries, milkman and a fish & chip van also serve the village.

The local primary school has around 50 pupils and secondary education facilities can be found at nearby Farlingaye High School in Woodbridge and Framlingham College. Otley College has specialist facilities for vocational training in areas such as agriculture, horticulture, arboriculture, and animal studies, alongside courses in construction, engineering, foundation learning, sport and public services. Founded in 1970 as Otley College of Agriculture and Horticulture, it merged with Ipswich-based Suffolk New College in 2020, having previously been in partnership with Easton College in Norfolk.

The Farmhouse

This charming and spacious four bedroom farmhouse is believed to date back to the 16th century with later additions. The house has retained many fantastic period features, including exposed timbers and large feature fireplaces.

Access to the property is currently via the rear lobby into the kitchen, which has matching low level units with worktops over, a large AGA-style cooker and a sink. Adjacent to the kitchen is the generous dining area with large fireplace and double doors leading out to the garden and the double-aspect living room has another superb fireplace with log burner and exposed period timbers. Beyond the kitchen is a study (which has been used as a fourth bedroom in the past), a family bathroom and a working salon which has its own access and WC. The ground floor accommodation concludes with a utility room, which could be opened up to create a reception/entrance hall.

On the first floor, the principal bedroom has a beautiful brick fireplace and a dressing room, a double shower cubicle, walk-in wardrobe and an ensuite cloakroom. There are two further bedrooms and a WC.

Accessed via a shingle driveway, the plot extends to around 1/3 of an acre (subject to survey). The rear garden is mainly laid to lawn with a patio area accessed from the dining room, a few mature trees and tree house. There is a wonderful summer house which is insulated, double glazed and has power connected, and a storage shed to the rear.

There is parking for several cars and space to turn, and the driveway continues past the main residence to the former dairy building and the cowshed beyond.

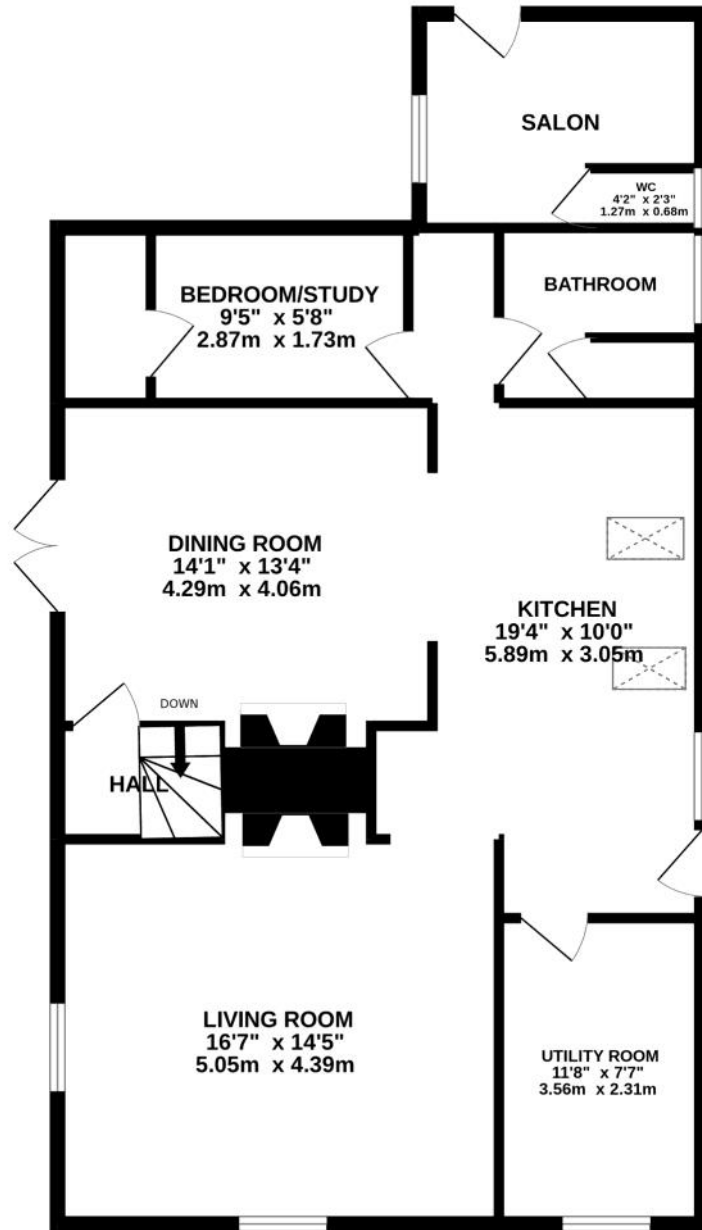
Council tax band - E

EPC rating - E

We understand that the property is connected to mains electricity, drainage and water supply, with gas-fired central heating.



The Farmhouse







The Old Dairy

An excellent opportunity to convert an existing barn into a beautiful 2 bedroom dwelling under planning reference DC/21/2346/PN3. The plot is just over 1/3 acre and is surrounded by countryside.

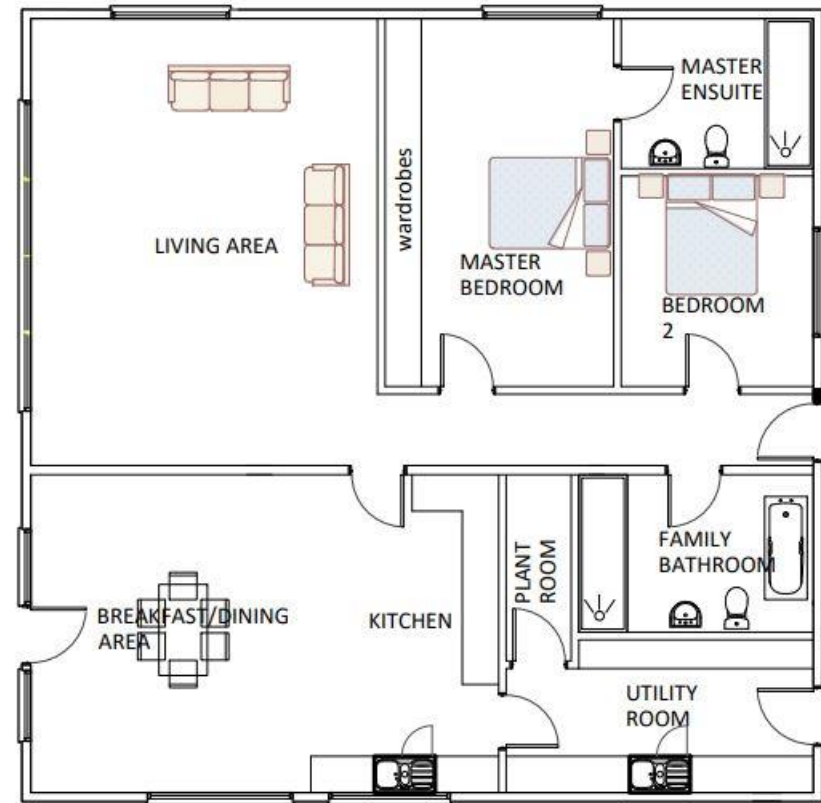
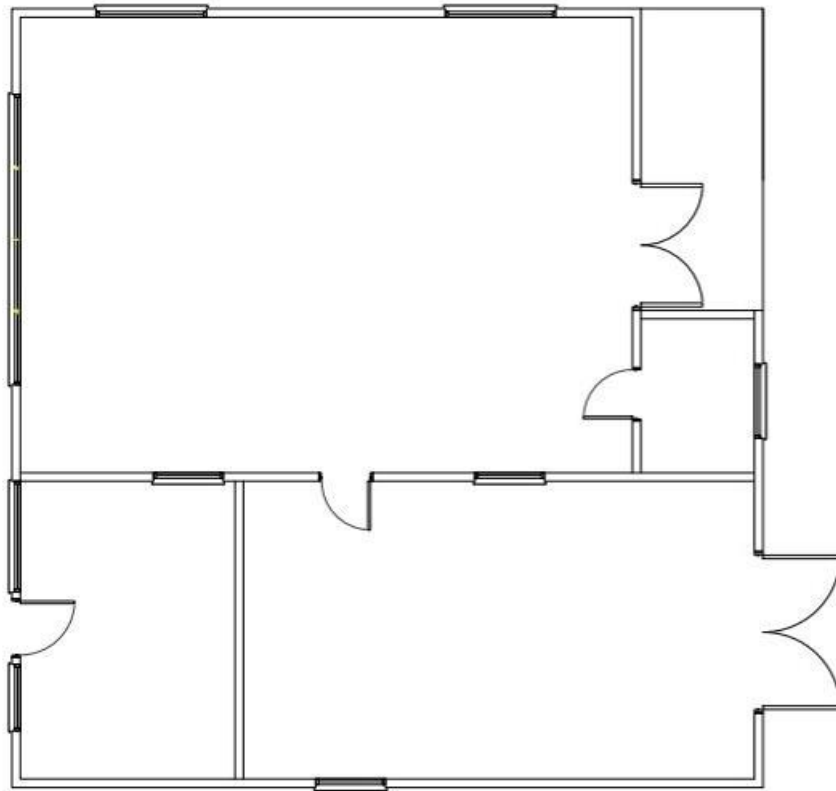
We understand from the owner that the following services are available, but a purchaser should satisfy themselves of the main services which are available to the site, as well as their location and suitability.

Electrical - All dwellings have individual mains supply installed which runs from a GRP cabinet next to the residential driveway entrance, control equipment installed for Wood Farm Barns only. Mains cables for each dwelling have been laid, ready to use air source heat pumps.

Water – Mains water supplied to each dwelling, four new meters installed and one existing supply for The Farmhouse.

Sewage - Mains sewer connection has already been approved by Anglian Water and paid for. The indirect connection will be on land at Wood Farm (no roadworks required), sewer run to start at the rear of Wood Farm, down the residential driveway with indirect connection to main sewer at the front of the driveway.

The Old Dairy





The Old Barn

Full planning approval for conversion to two, 3 bedroom upside-down semi-detached dwellings (DC/21/3806/FUL) with balconies overlooking the surrounding countryside.

These sit on a plot of approx. 0.17 of an acre and accessed via the former showroom driveway.

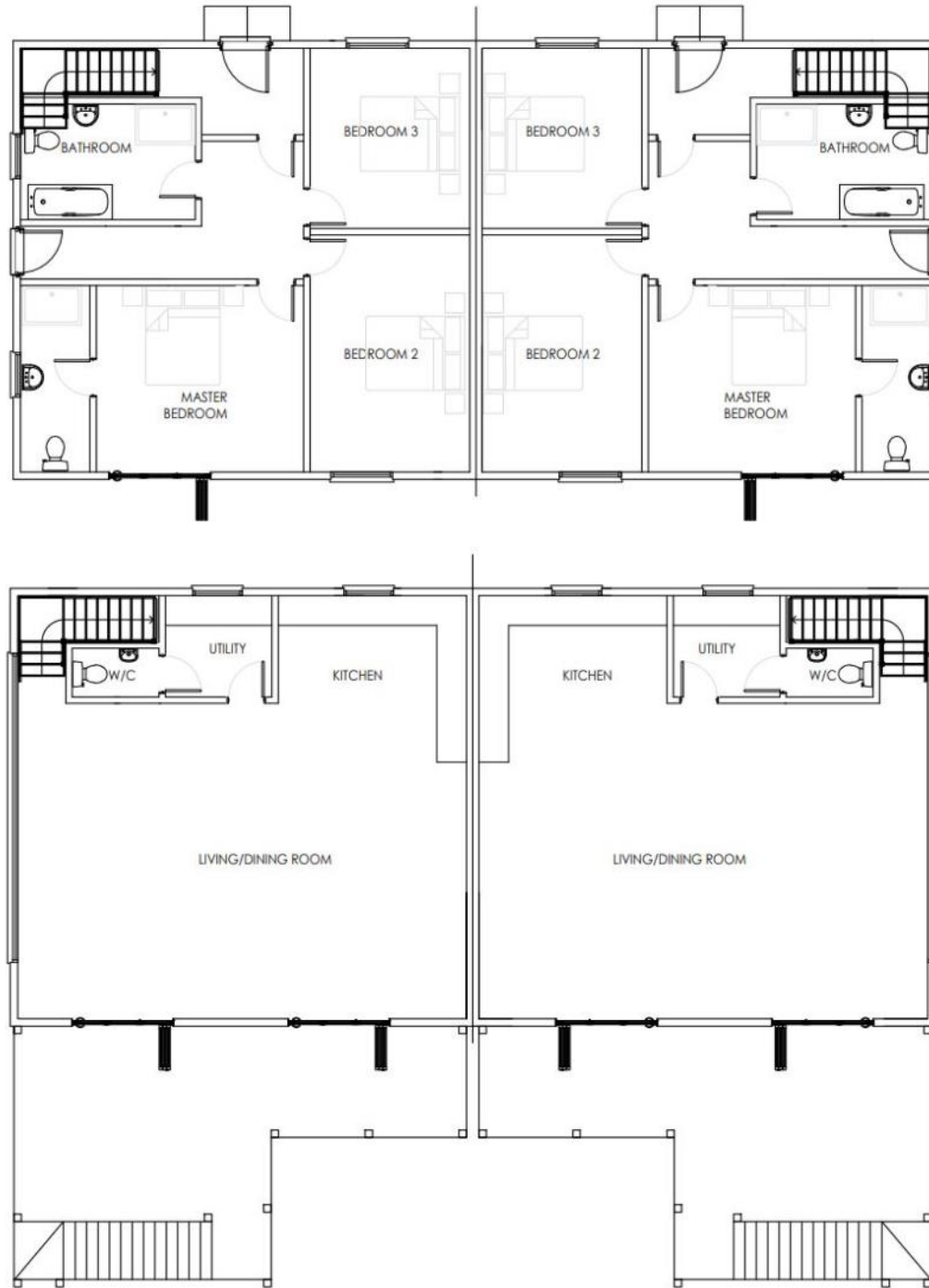
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The Old Barn





The Old Barn







Wood Farm Barns

Full planning approval for conversion of two traditional Suffolk barns, one as a 4 bedroom main dwelling and a 1 bedroom annexe (DC/20/0707/FUL).

The current owner has started the conversion of the annexe, however, it requires windows and doors to be fitted in order to be weathertight. Solid oak windows and doors have been ordered and the deposit paid, the main barn conversion has not been started the access for these is via former showroom driveway.

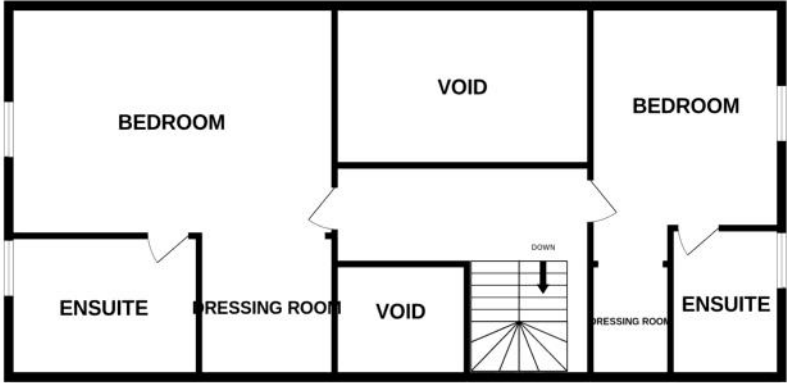
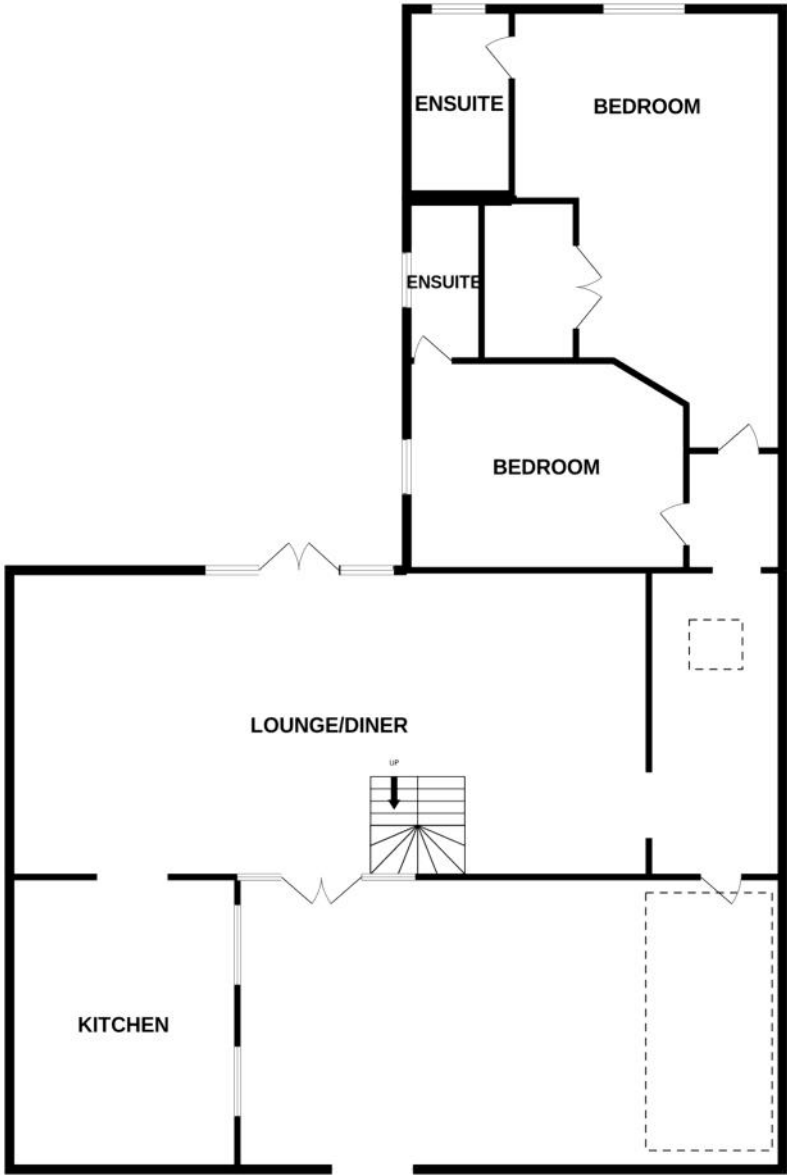
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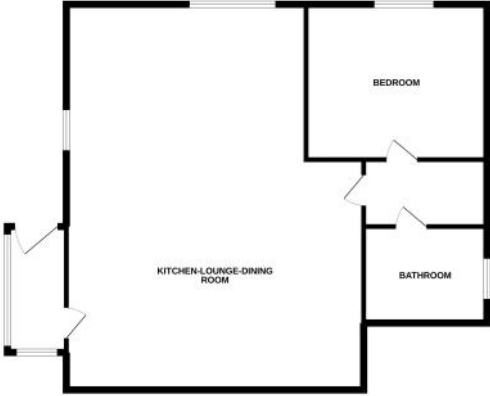
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Main barn



Annexe



Wood Farm Barns - Main barn



Annexe



Paddock - Available by separate negotiation



4 planning applications have been refused: DC/19/3435/OUT, DC/20/1726/OUT, DC/20/2842/OUT, & DC/20/3818/OUT, and DC/19/3435/OUT, DC/20/1726/OUT, & DC/20/2842/OUT also this piece of land has been dismissed at appeal. 1.5 acre site and the current access via former showroom driveway.

A closer look at Woodbridge, a beautiful and vibrant market town on the banks of the River Deben.

One of the 'gems' in Suffolk's crown, Woodbridge combines excellent shops with superb pubs and restaurants and numerous activities both indoors and out. On the edge of an Area of Outstanding Natural Beauty, it is the perfect base from which to explore the Suffolk Coast and its many tourist attractions.

Woodbridge offers a good selection of shops, boutiques, galleries, restaurants, hotels and pubs. There are schools for children of all ages, an independent cinema/theatre, doctors' surgeries, sports centre and a railway station with regular services to Ipswich, where you can change for mainline services to Liverpool Street.

Woodbridge lies on the banks of the River Deben, and is around 8 miles from the coast. It is associated with the most important Anglo Saxon site in the UK, Sutton Hoo. Chronicled most recently in the Netflix series 'The Dig', in 1838-39 archeologists unearthed an Anglo Saxon burial ship with a wealth of artefacts, most iconic of which, the Sutton Hoo helmet, which now resides in the British Museum.

Elmhurst Park is just a short walk from the main shopping Thoroughfare and is renowned for its abundance of colour and programme of diverse events providing wide community appeal. The park covers nearly two hectares and is enclosed within attractive boundary walls. Woodbridge has a history of rope-making, sail-making and boat-building and Sir Francis Drake had his fighting ships built in Woodbridge.

The iconic Woodbridge Tide Mill was one of the first in the country, and the earliest record of a tide mill on the River Deben is in 1170. By the 50's it had become the last working tide mill in the country and closed in 1957. In recent years, it has been renovated and is now a fully working mill, producing stoneground wholemeal flour.





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