



BARN AT LODGE FARM,
GISLEHAM ROAD, GISLEHAM, SUFFOLK



This modern barn, of a total size of 4520 square feet when developed, has planning permission for two separate units of 2260 square feet, but is being sold as a whole.

The barn is set in an excellent rural location, with lovely views to the rear and is situated only approximately nine miles to Southwold & three miles to the coast.

The unconverted barn is of 6178 square feet, but 1657 square feet of that is being demolished. The vendors have indicated that extra land may be available by separate negotiation.

Currently, the services connected to the barn are water & electricity. There will need to be new supplies connected from the road.

Agents note: A covenant will be imposed on the land preventing the construction/conversion of more than two units and that there will be a deed of easement granting access to the barn through the farm yard.

DIRECTIONS

Heading out of Beccles via Blyburgate & Ingate: at the traffic lights, proceed straight into Lowestoft Road. At the roundabout at the end of the road, take the right hand fork, signposted

Lowestoft. At the next roundabout, go straight over. Proceed through the Barnby Bends. Upon reaching Carlton Colville, just after The Crown pub, take the right hand turn at the roundabout. Go straight over the next roundabout, into Chapel Road, signposted Carlton Colville. Proceed into the village, taking the right turn at the church into Church Lane. Follow the road to the left, into Hall Road. At the junction, go straight over into Rushmere Road. Bear left at the fork, into Gisleham Road. The barn will be found on the right side, approximately 100 yards after the school. It is set back from the road. The access to it is through the front gate of Lodge Farm.

TENURE

Freehold

VIEWING

Strictly by appointment with the agent's Beccles Office on 01502 712 122.

The planning permission reference for East Suffolk Council is DC/22/4172/FUL.



EXCITING
DEVELOPMENT
OPPORTUNITY

FLOOR PLAN



LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**