



**Hangar Barn**  
**Stradishall, Suffolk**

**DAVID  
BURR**

# Hangar Barn, Stradishall, Newmarket, Suffolk CB8 8YY

Stradishall is a small village situated approximately 5 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of recreational and shopping facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Addenbrookes Hospital is 24 miles and Cambridge centre 27 miles. There are excellent road links to other major towns and London via the A14/A11.

A unique 'Grand Designs' opportunity to create a contemporary, sustainable home situated in a quiet, rural location backing onto open countryside. Permission has been granted (Class Q) to create an individual, highly energy efficient, open plan home offering approximately 4,000 sq ft with the potential to re-design and enlarge set within a generous 1 Acre plot backing onto countryside. For further details visit West Suffolk Council's website – Planning Reference: DC/23/1060/P3QPA.

## **A unique opportunity to create a contemporary, sustainable home in a quiet, rural location with 1 acre and countryside views.**

Situated in a quiet semi-rural location surrounded by undulating countryside and an apple orchard, Hangar Barn offers a unique and rare opportunity for conversion with Planning Permission under Class Q Permitted Development Rights to create a substantial, detached property with open plan living/kitchen/dining space and garaging.

Comprising a steel frame on a concrete base the property sits in an elevated position enjoying panoramic, south westerly views with the approved plans showcasing extensive glazing to maximise the outlook. Potential purchasers have the opportunity to create an eco-friendly, sustainable home and whilst the current plans have established residential use, an additional, more detailed application could alter the design and layout.

Approached by a private driveway the property will sit within mature grounds with 1 acre of land backing onto countryside. Purchasers will be required to erect a post and rail boundary fence.

**PLANNING REF** West Suffolk DC/23/1060/P3QPA

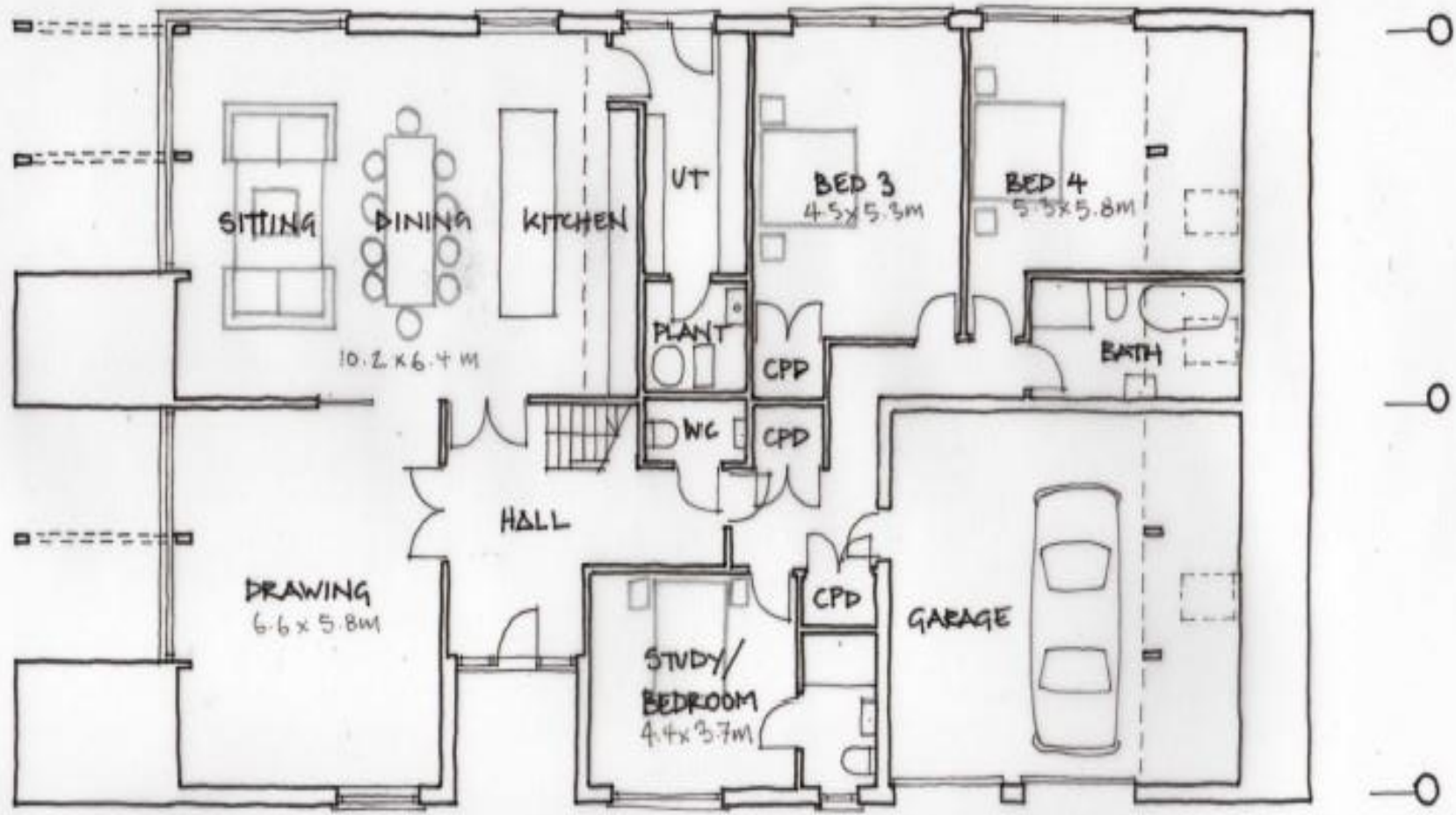
**SERVICES:** Will need to be installed at the site at the cost of the purchaser.

**AGENTS NOTE** A public footpath passes along the tree line of the paddock. The adjacent former workshop is a substantial building measuring 2,018 sq.m which could be converted for a variety of uses and/or annexe accommodation subject to the necessary planning consents, and is available under separate negotiation with up to 5 Acres of land.

**VIEWING:** Strictly by prior appointment through DAVID BURR.

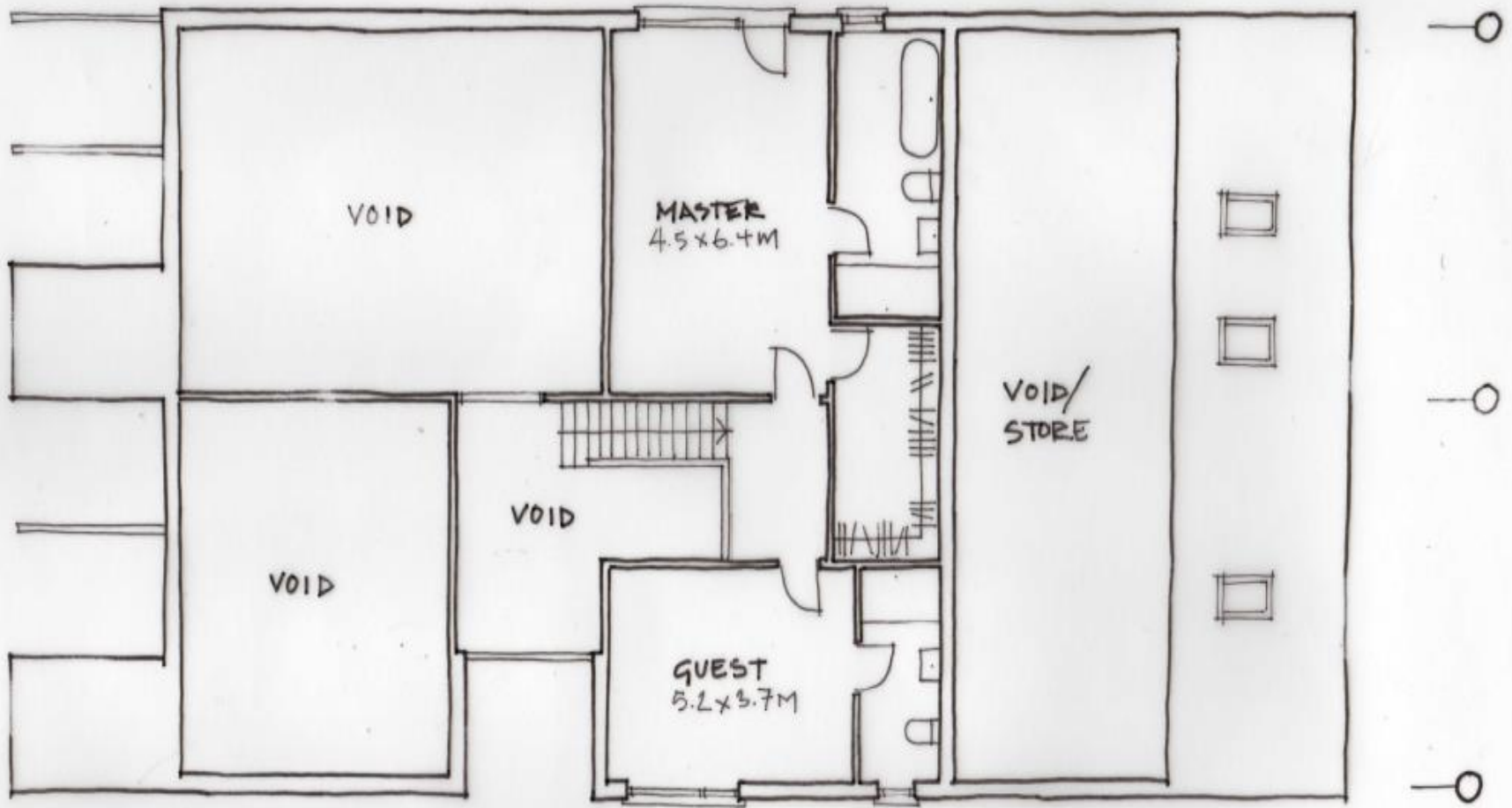
**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





GROUND FLOOR

GIA 302 SQM INC GARAGE



FIRST FLOOR

GIA 86.38 SQM.

