

Barn Conversion, 9 Manor Road, Elmsett, Ipswich, Suffolk, IP7 6PN



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Elmsett, Suffolk**

**DAVID
BURR**

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Elmsett benefits from a public house and primary school and is located some three miles from the market town of Hadleigh. Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London. The centre of the district is maybe one of East Anglia's best kept secrets, characterised by rural villages and historic market towns, such as Lavenham, Stoke by Nayland, Kersey and Hadleigh. With excellent nearby transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester.

The barn is set in the principal grounds of 9 Manor Road, which is to the north of a dilapidated bungalow which has planning permission for a replacement dwelling. The site spans just under 1 acre, with numerous rudimentary agricultural outbuildings within the new curtilage to be cleared. Much of the land is currently grazing pasture and the boundaries are clearly defined by mainly field hedges.

The barn has been granted prior approval from agricultural use to residential under the General Permitted Development Order (Class Q). The proposal briefly comprises of a detached, two storey conversion with a floor area amounting to about 239.2 sqm (2,574 sq ft). The accommodation schedule provides – an entrance hall and an inner hall, cloakroom, kitchen/ breakfast room, family room, study/ ground floor bedroom with en-suite, landing three double bedrooms (one en-suite) and a bathroom.

A conversion opportunity for a two storey, four-bedroom (one en-suite) detached barn enjoying outstanding views over farmland set in a total plot of approximately one acre.

- An existing driveway will provide independent access onto the adopted highway (Manor Road).
- The full Prior approval notice with 18 conditions, supporting documentation and associated plans are available via the Babergh & Mid Suffolk's planning portal (www.babergh.gov.uk/planning/) under reference DC/24/00466
- The vast majority of the site lies within Flood Zone 1, which has the lowest risk of flooding. However, the north eastern boundary abuts a tributary to Belstead Brook and this area falls with Flood Zone 3 which poses the greatest risk of flooding. Please refer to the Environment Agency's flood map for context.
- The CIL charge for this property is nil.
- The discharge of all planning conditions and any unilateral undertakings. Demolition and the appropriate disposal of all buildings which includes asbestos roof coverings to the outbuildings.
- SERVICES: Mains water and electricity are available to the site. A private drainage system will be required. NOTE: None of these services have been tested by the agent.
- LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

AGENTS NOTES

VIEWING: Strictly by prior appointment only through DAVID BURR.

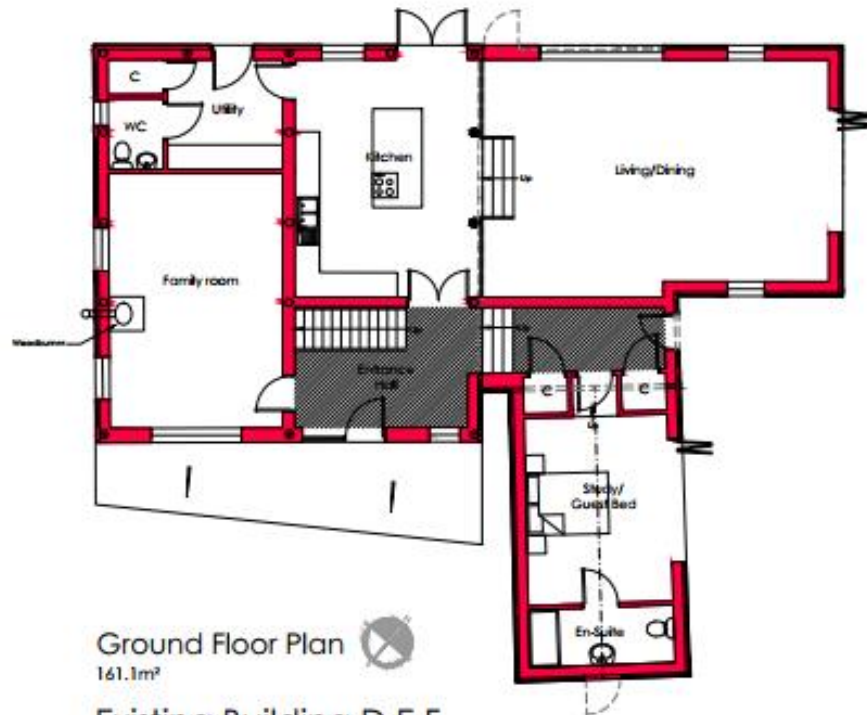
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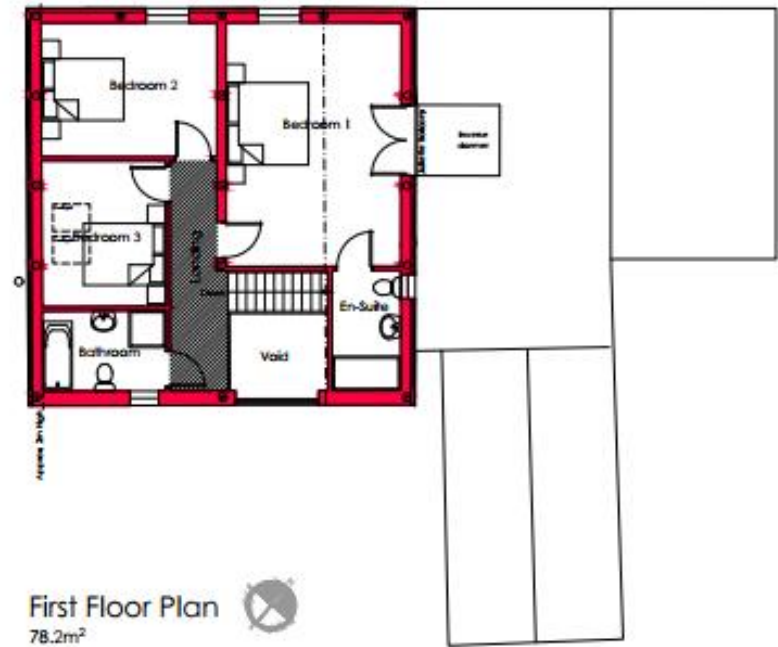


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Ground Floor Plan
161.1m²

Existing Building D,E,F
Converted to dwelling 239.2m²



First Floor Plan
78.2m²

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