FOR SALE BY AUCTION
A Suffolk barn with Permitted Development to be converted to a dwelling, situated in a lovely position along a no-through road within the village of Clopton.

Conversion of the brick and timber framed barn to a dwelling of approximately 900 sq ft, to include kitchen/dining room, sitting room, boot room, utility room and cloakroom. Three bedrooms, en-suite shower room and bathroom.

Grounds of approximately 0.6 acres.

FOR SALE BY AUCTION  To be held at 6:30pm on Thursday 22nd June 2017 at The Deben Suite, Ufford Park, Melton IP12 1QW.

Guide Price
£165,000 Freehold
Ref: P5743/C
High House Farm Barn
Shop Road
Clopton
Suffolk
IP13 6QP

Contact Us
Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk
Method of Sale
We have been instructed to offer the property for sale by auction at 6:30pm on Thursday 22nd June 2017, unless sold previously. For our client to accept an offer prior to the auction, a premium price would have to be put forward and the purchaser would be required to sign a contract in the office of Clarke & Simpson and put down a 10% deposit well in advance of the auction date. An offer will not be considered unless a potential buyer is in a position to sign the contract immediately. Whilst such an offer will be considered prior to the auction, the seller is under no obligation to accept.

It should be noted that Clarke & Simpson cannot always keep interested parties updated and, at times, will be instructed to accept an offer and exchange contracts without going back to any other parties first. If the property is sold in the auction room, the contract will be signed immediately and the purchaser will put down a 10% deposit. Please note that completion will take place 28 days thereafter. Please refer to Clarke & Simpson’s Auction Catalogue for general auction conditions.

The vendor’s solicitor has prepared an Auction Legal Pack for the property. We can email this to interested parties or a copy is available to view in the office of Clarke & Simpson. We recommend that prospective purchasers put their solicitor in touch with the vendor’s solicitor to raise any additional enquiries before the auction.

Vendor’s Solicitors
The vendor’s solicitor is Birketts LLP, 24-26 Museum Street, Ipswich, Suffolk IP1 1HZ; Tel: 01473 406268; For the attention of Edward Willis; Email: edward-willis@birketts.co.uk.

Location
The property is located on a small no-through lane known as Shop Road, which is maintained by Highways but just leads to a farm and farmland. The property abuts open land and is in the most idyllic location. Clopton is a small village benefitting from a village hall. Within 6.5 miles in the village of Wickham Market and 8.5 miles Framlingham. Otley, with its village shop, primary school, agricultural college and pub, is 1.5 miles. The desirable market town of Woodbridge is 6 miles, and here there is schooling in the state and private sector, as well as businesses, pubs, restaurants, cinema and a leisure centre. The county town of Ipswich is just 8 miles. From here there are trains to London’s Liverpool Street, which are scheduled to take just over the hour. From the property itself is a range of footpaths taking advantage of Suffolk’s pretty landscape.

Description
High House Farm Barn is a period brick and timber framed Suffolk barn. Permitted Development was ‘granted’ on 8th February 2017 under reference DC/1/6/F336/PN3 by Suffolk Coastal District Council. A copy of the Permitted Development and extracts of the associated plans are included within these particulars.

Viewing
Please advise the agents of your intention to view and then carry out viewings with particulars in hand. Please note that the agents cannot guarantee that the barn is stable so all due care should be taken by interested parties. Neither the agents nor vendors will take responsibility for any injury.

Services
Interested parties should make their own investigations with regard to services. It is understood that there is mains electricity and water in the vicinity. A buyer will be responsible for installing their own sewage treatment plant.

Local Authority
Suffolk Coastal District Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.
GRANT OF PRIOR APPROVAL

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013
DC/16/5336/PN3

Agent
Mr Jana Toogood
Hollins Architects & Surveyors
4A Market Hill
Framlingham
Suffolk
IP13 9BH

Applicant
Executors Of The Late Mr Bull
c/o Mr Oliver Holloway
Clarke And Simpson
Well Close Square
Framlingham
Suffolk
IP13 9DU

Parish
Clopton

Date Valid
16th December 2016

Proposal:
Prior Notification for proposed change of use: Conversion of Agricultural building to provide 3 bedroom accommodation with parking

Site:
High House Farm Barn, Shop Road, Clopton

SUFFOLK COASTAL DISTRICT COUNCIL as Local Planning Authority hereby give prior approval for the above development. This means that the proposal is permitted development and does not require planning permission. You are advised that conditions apply as set out in the above Order. The following plans and details are approved:
16370 - 02A received 3 January 2017

Yours sincerely,

Philip Ridley BSc (Hons) MRTPI
Head of Planning & Coastal Management
Suffolk Coastal and Waveney District Councils

Date: 8th February 2017

NOTES:
Most work has to comply with Building Regulations. Have you made an application or given notice before work is commenced?
Proposed Elevations

SOUTH WEST ELEVATION
SCALE 1:100

SOUTH WEST ELEVATION
SCALE 1:100
NOTE
1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.
2. The architects are Hollins of Framlingham; Tel: 01728 723959. Whilst the agent believes there is no CIL liability, the buyer will be responsible for investigating this and for any payments.
3. Whilst the agent believes there is no CIL liability, the buyer will be responsible for investigating this and for any payments.
4. The Permitted Development is solely for the barn itself and not the immediate grounds, which are deemed agricultural only. The buyer will be responsible for obtaining Planning Permission to use the grounds for garden land.
5. The Guide Price is provided as an indication of the seller’s minimum expectation. It is not necessarily a figure which the property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the auctioneer cannot sell the property during the auction) which will be no more than 10% above the Guide Price.
**Directions**

From the ‘Wyevale’ roundabout at Woodbridge, take the B1079 towards Grundisburgh and proceed through the village towards Otley. At Clopton, turn right towards Wickham Market on the B1078. Proceed along the road and up the hill, taking the next turning on the left, which is Clopton Corner. Proceed along the lane, known as Shop Road, where the barn will be found on the right hand side.