

FOR SALE BY AUCTION

A former granary with Planning Permission and Listed Building Consent to be converted to a dwelling, situated in a lovely rural position, away from the road, within the parish of Grundisburgh.

Guide Price
£150,000 Freehold
Ref: P5837/C

The Granary
Rookery Farm
Otley Road
Grundisburgh
Suffolk
IP13 6RX



Conversion of timber-framed barn to a dwelling of approximately 970 sq ft, to include an open plan kitchen/dining room/living room and cloakroom. Two first floor bedrooms, a study area and bathroom.

Grounds of approximately one third of an acre.

FOR SALE BY AUCTION—To be held at 6pm on Thursday 12th October 2017 at The Deben Suite, Ufford Park, Melton IP12 1QW.

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 6pm on Thursday 12th October 2017, unless sold previously. For our client to consider an offer prior to 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 has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer.

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. On the night of the auction, it is necessary for potential buyers to register their interest by providing identification prior to bidding in the form of a driving licence or the photo page of a passport, along with a utility bill with the buyer's name and address on it. Once exchange has taken place, completion will take place 28 days thereafter. Please refer to Clarke & Simpson's Auction Catalogue for general auction conditions.

The vendor's solicitor is preparing 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 Marshall Hatchick Solicitors, 37 High Street, Aldeburgh, Suffolk IP15 5AU; Tel: 01728 453595; For the attention of James Robbins.

Location

The Granary lies adjacent to Rookery Farm in a lovely rural position in the hamlet of Grundisburgh Corner, outside the village of Grundisburgh. The village itself is within 2 miles and offers a general stores, primary school, village hall, church and public house, The Dog. The property is within 5 miles of Woodbridge, the ever popular market town on the west bank of the River Deben. Ipswich, Suffolk's county town, is 5 miles and has national shops and businesses as well as trains to London's Liverpool Street, scheduled to take just over the hour.

Adjacent to The Granary is a farmhouse and further range of barns. The barns have Planning Permission to be converted to two residential units, and the farmhouse will be undergoing a renovation programme. This will, therefore, be a highly impressive site.

Description

The Granary is a timber-framed barn, which is understood to be curtilage listed. Planning Permission was granted under reference DC/17/1755/FUL on 2nd August 2017. Listed Building Consent was granted under reference DC/17/1756/LBC on the same day. Copies of the Planning Permission and Listed Building Consent are available with these particulars, and all associated documents and plans are available from the Suffolk Coastal District Council website. It is believed that none of the conditions within the Planning Permission or Listed Building Consent are considered too onerous. Please note that the vendor and their architect investigated whether Suffolk Coastal District Council would grant an application to extend the dwelling, but this was not looked upon favourably. The Permission allows for conversion of the barn to a dwelling of approximately 970 sq ft, which will include an open plan kitchen/dining room/sitting room, along with a ground floor cloakroom. On the first floor are two double bedrooms, a landing/study and bathroom. The barn stands in grounds of approximately one third of an acre, which include part of an attractive pond.

Extracts of plans are included within these particulars. Please see the indicative sale plan with what is to be sold outlined in red. The purchaser will have a right of way over the area outlined in green and will be contracted to contribute a third of the cost of maintenance. The buyer will also be obligated to fence with a

minimum of post and rail between points A and B on the plan within six months of completion.

Services

The buyer will be granted rights to install all underground services to the property through the retained property and rights for clean water drainage. It is understood that mains electricity and water are in the vicinity, but there is no mains gas or sewage.

Local Authority

Suffolk Coastal District Council, East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

Architects

Peter Wells Architects, Office Farm, Letheringham, Woodbridge, Suffolk IP13 7RA. The plans used are by kind permission of the architects.

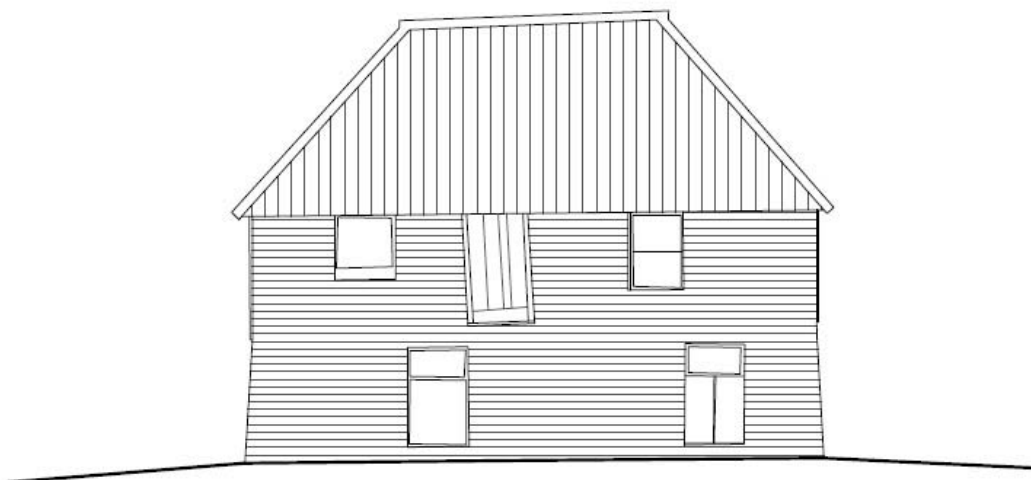
Community Infrastructure Levy (CIL)

Clarke and Simpson understand that there is no CIL or Section 106 payment. The purchasers should satisfy themselves that this is correct.

Viewings

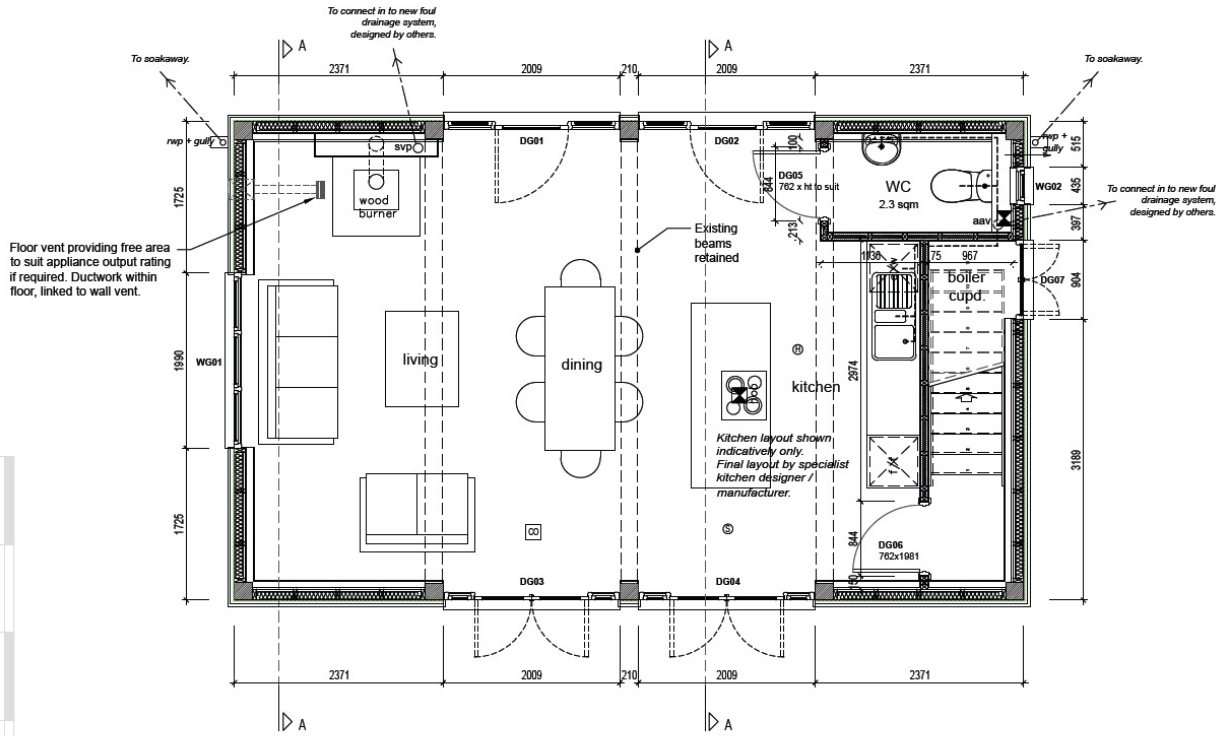
Please note that the site is locked. There will be block viewings taking place. Please contact Clarke and Simpson for further information.

Existing North-West Elevation



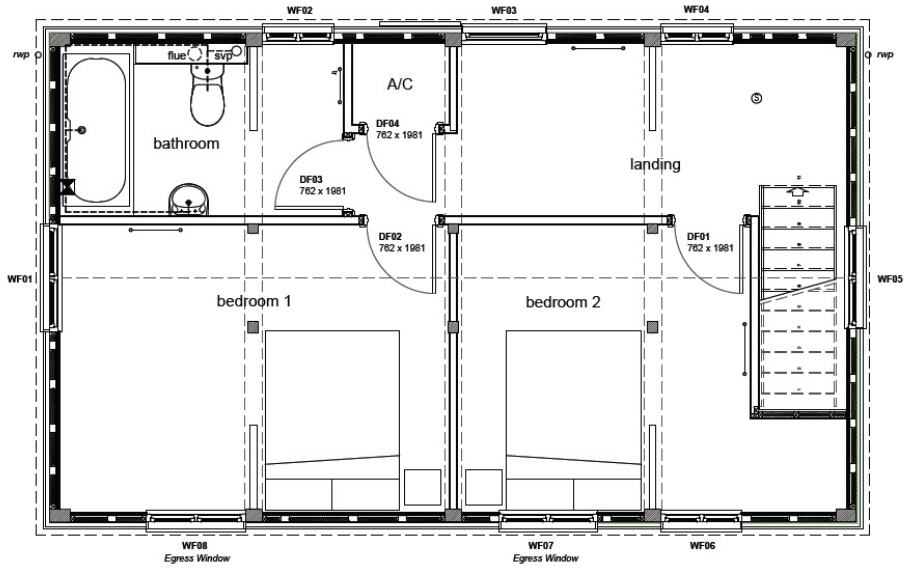
North-West Elevation as Existing - 1:100

Proposed Floor Plans



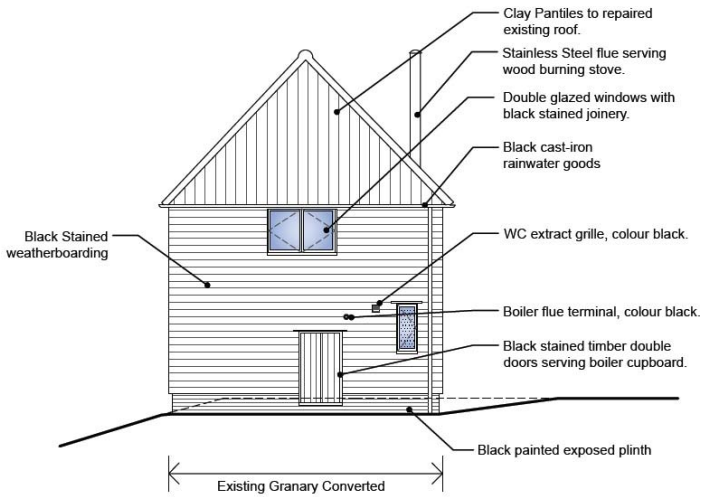
Proposed Ground Floor Plan - 1:50

Please Note:
Dimensions shown are approximate only due to the nature of working with an existing building. All dimensions are to be checked on site.

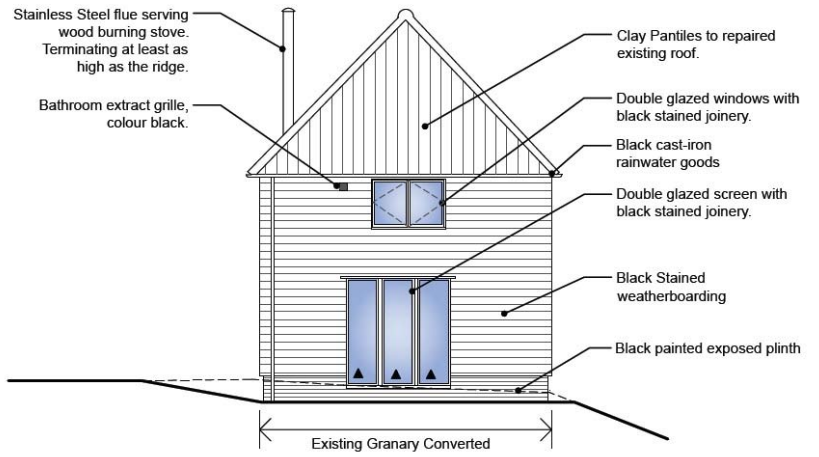


Proposed First Floor Plan - 1:50

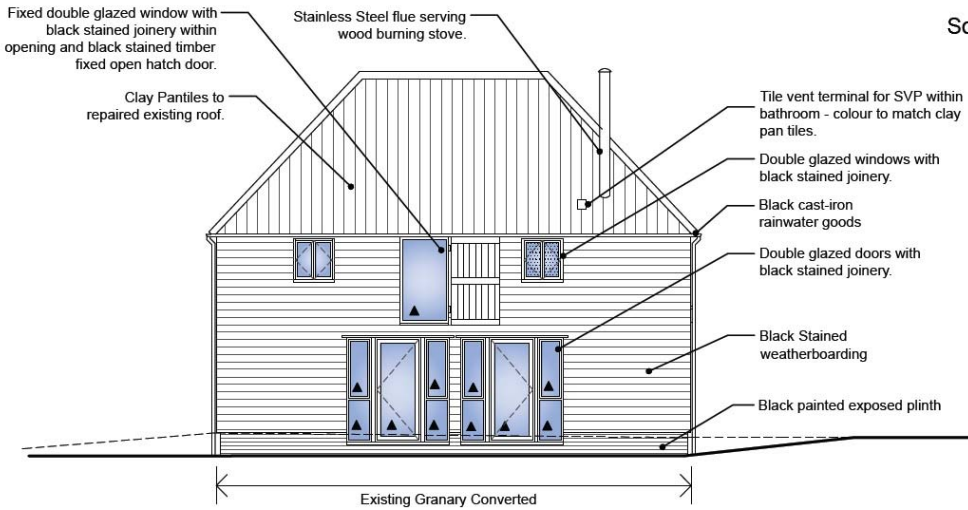
Proposed Elevations



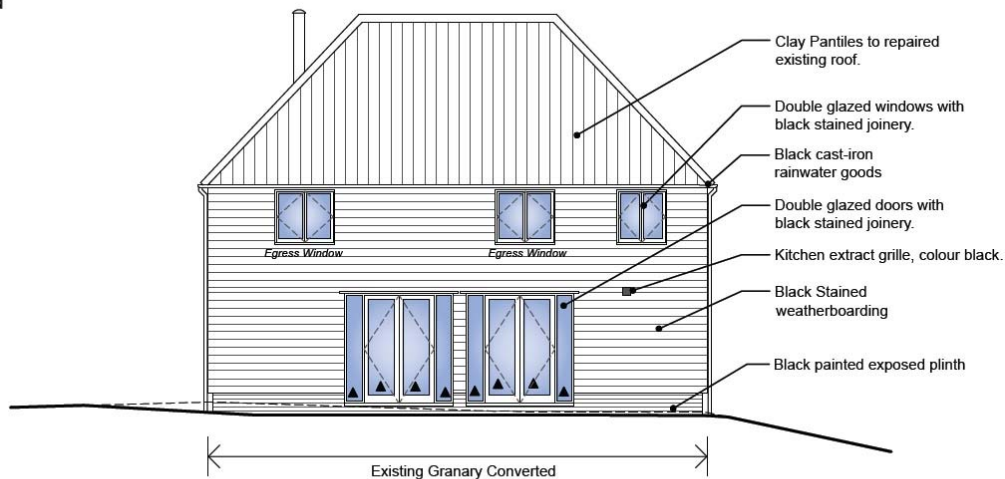
North-East Elevation as Proposed



South-West Elevation as Proposed

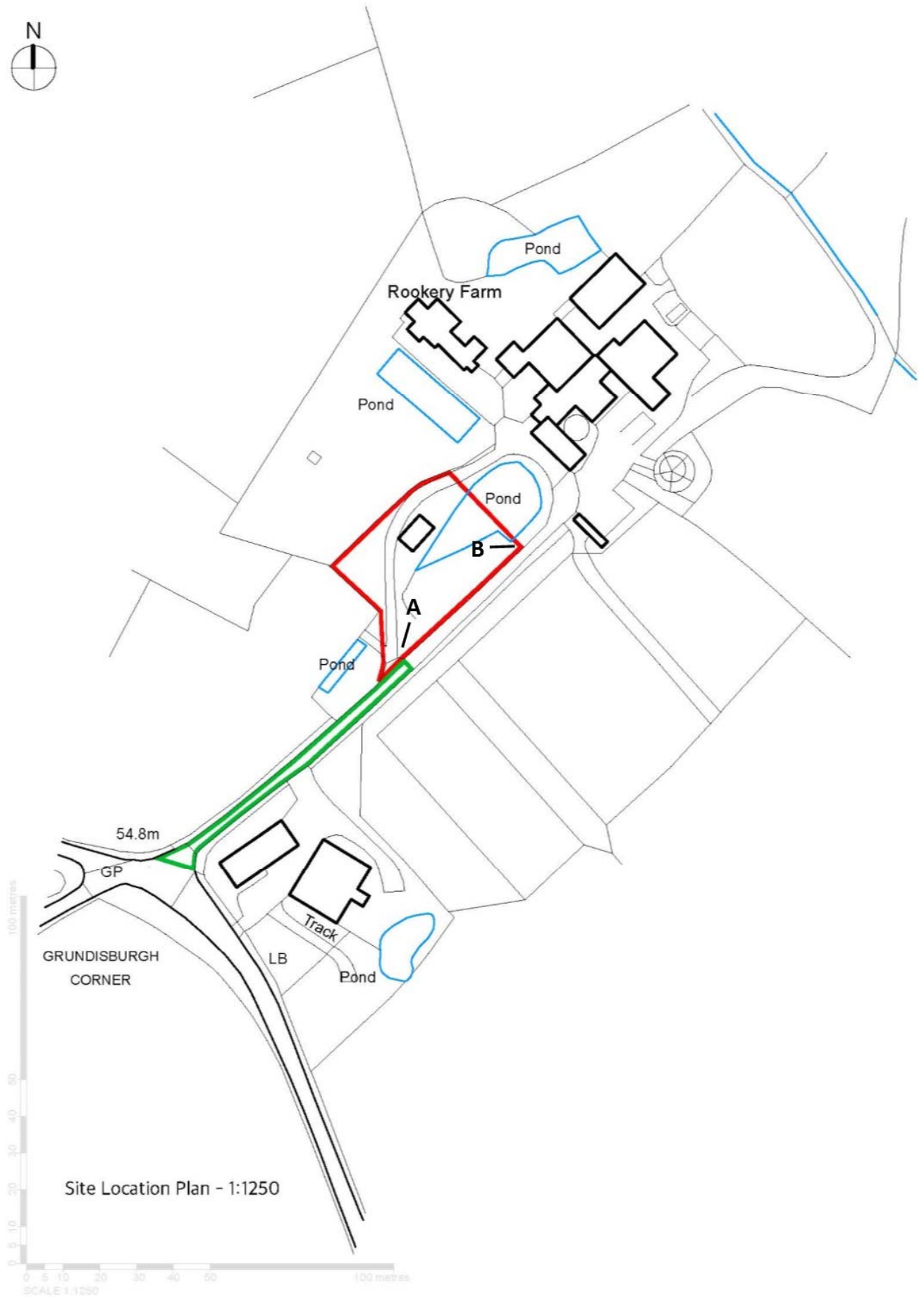


North-West Elevation as Proposed



South-East Elevation as Proposed

Indicative Sale Plan





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 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.

September 2017

Directions

From the Wyevale roundabout at Woodbridge, take the B1079 to Grundisburgh. Having entered Grundisburgh, turn left into the centre of the village and, having passed The Dog public house on the left hand side, turn right and proceed along the road for a couple of miles until reaching a crossroads. Go straight over the crossroads where the entrance to The Granary/Rookery Farm will be found on the right hand side of the road.



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.