

A modern agricultural building with permitted development to be converted into a contemporary dwelling, occupying a delightful rural location and adjoining the River Blyth.

Guide Price
£150,000 Freehold
Ref: P5976/J

Barn at
St Margaret's Farm
Mells
Halesworth
Suffolk IP19 9DD



The proposed plans allow for a generous single storey dwelling with a gross internal area of approximately 933 sq ft (86.67 sq m) With accommodation comprising an entrance hall, open plan kitchen, dining and sitting room, a master bedroom with en-suite shower room, an additional double bedroom and a separate bathroom, on a site extending to nearly 0.3 acres.

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

Location

The barn will be found in a delightful rural location within the small hamlet of Mells, a short distance to the east of the market town of Halesworth. Although there are no facilities within the hamlet, the adjoining village of Wenhamton benefits from a public house, The Star. Halesworth, which is just 3 miles to the west has a good variety of shops catering for virtually every day-to-day need. There is a primary school, library, doctors' surgery, Co-operative supermarket and numerous cafes, pubs and restaurants. The town also benefits from The Cut, a centre for arts in the community which offers music, theatre, dance, comedy, cinema, workshops and art exhibitions to the local area. Halesworth is also well served with transport connections, having a railway station with services via Ipswich to London's Liverpool Street station.

To the east of Mells lies the Heritage Coast which is renowned for its wide variety of leisure opportunities including the well regarded seaside resort, Southwold, (8.5 miles), historic Dunwich and the RSPB sanctuary at Minsmere. The A12 trunk road is just 4 miles to the east providing good road links to the county town of Ipswich to the south.

Description

Permitted development was granted by Suffolk Coastal District Council on 30th April 2018 for the conversion of the farm building to a single dwelling house (ref DC/18/0991/PN3). A copy of the permission together with extracts of the approved plans are included within these particulars.

The current building on site is of traditional concrete block construction under a pitched asbestos roof. Internally the building measures approximately 30'5 x 30'8 (9.27m x 9.35m). The grounds extend, in total, to approximately 0.28 acres, with an area of concrete hardstanding immediately to the front and side of the building. Beyond the building, to the rear, is an open area of ground and this leads down to the River Blyth. The site is well screened with a number of established poplar and leylandii trees forming or close to the boundaries.

Beside the entrance to the barn is a former Second World War 'pill box'. This will be included within the sale and will provide an interesting feature if a purchaser wishes to retain it.

Planning

Planning permission has subsequently been granted to extend the residential curtilage of the site and erect a cartlodge garage. Planning permission DC/18/2054/FUL relates, and an extract of the consented plan is included within these particulars.

Viewing

Please advise the agents of your intention to view, and then carry out external viewings with particulars in hand.

Services

Mains electricity is connected to the site. Water could be offered via a private supply from St Margarets Farm (the vendor) with the purchaser required to install a check meter during construction. The cost of the water consumed will be charged by the vendor at the prevailing rate. Alternatively a bore hold could potentially be installed. Drainage will be via a modern treatment plant, to be installed by the purchasers. However, we recommend interested parties make their own enquiries with regard to the services available.

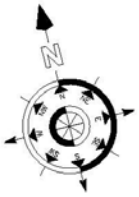
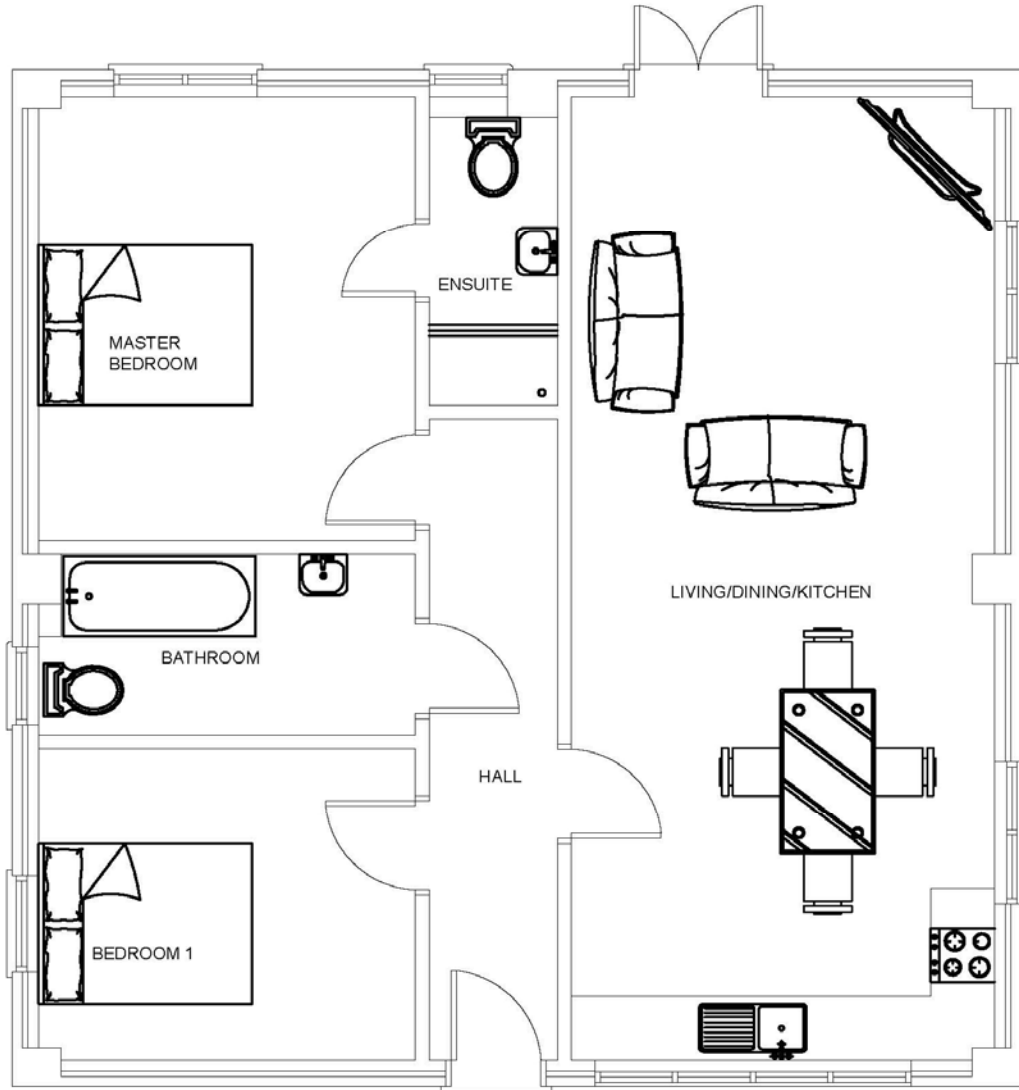
Local Authority

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

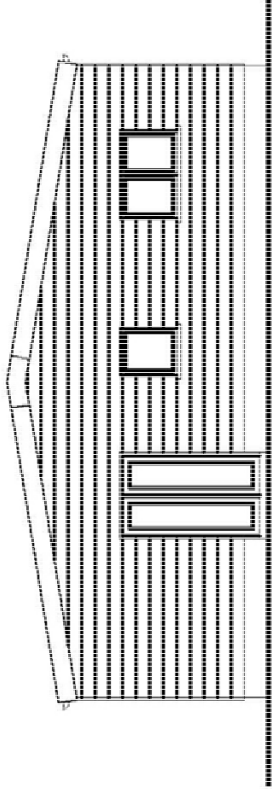
Architect

Extracts of the drawings provided by kind permission of Messrs Hollins, 4a Market Hill, Framlingham, Suffolk IP13 9BA; 01728 723939.

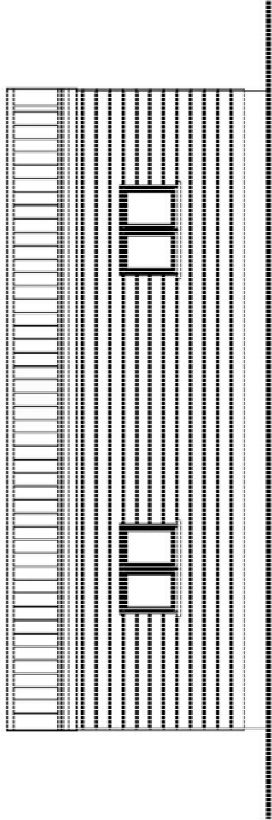
Floorplan (Indicative Only)



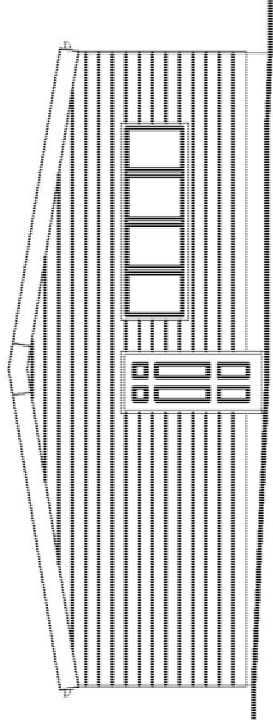
Proposed Elevations



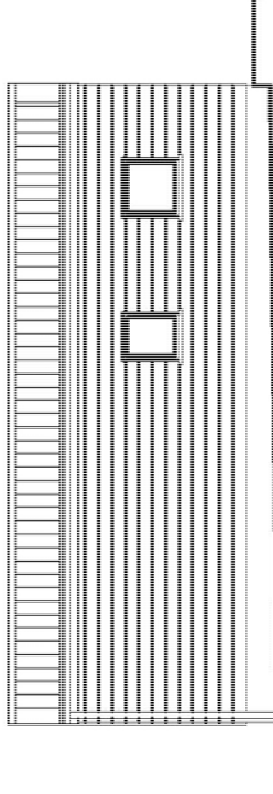
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



DC/18/0991/PN3

Agent	Applicant
Hollins Architects & Chartered Surveyors	Mr A Butler
Hollins Architects & Chartered Surveyors	C/O Agent
4A Market Hill	Hollins Architects & Chartered Surveyors
Framlingham	4A Market Hill
Suffolk	Framlingham
IP13 9BA	Suffolk
	IP13 9BA

GRANT OF PRIOR APPROVAL
The Town and Country Planning (General Permitted Development) (Amendment)
(England) Order 2013

Date Valid	6th March 2018
Site	St Margarets Farm, Holton Road, Wenhamston With Mells Hamlet
Parish	Wenhamston
Proposal	Proposed conversion of farm building to single dwelling house

SUFFOLK COASTAL DISTRICT COUNCIL as Local Planning Authority hereby give notice that **Prior Approval is required, and hereby granted** 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 and as set out below. The following plans, details and conditions are approved:

1. Development hereby permitted under Class Q, must be completed within a period of 3 years starting with the prior approval date.
 Reason: to ensure compliance with Schedule 2 Part 3 Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015.
2. The development hereby permitted shall not be carried out other than in complete accordance with Drawing No's 1809 2C.
 Reason: For avoidance of doubt as to what has been considered and approved.
3. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to

the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

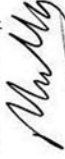
An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Yours sincerely,



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

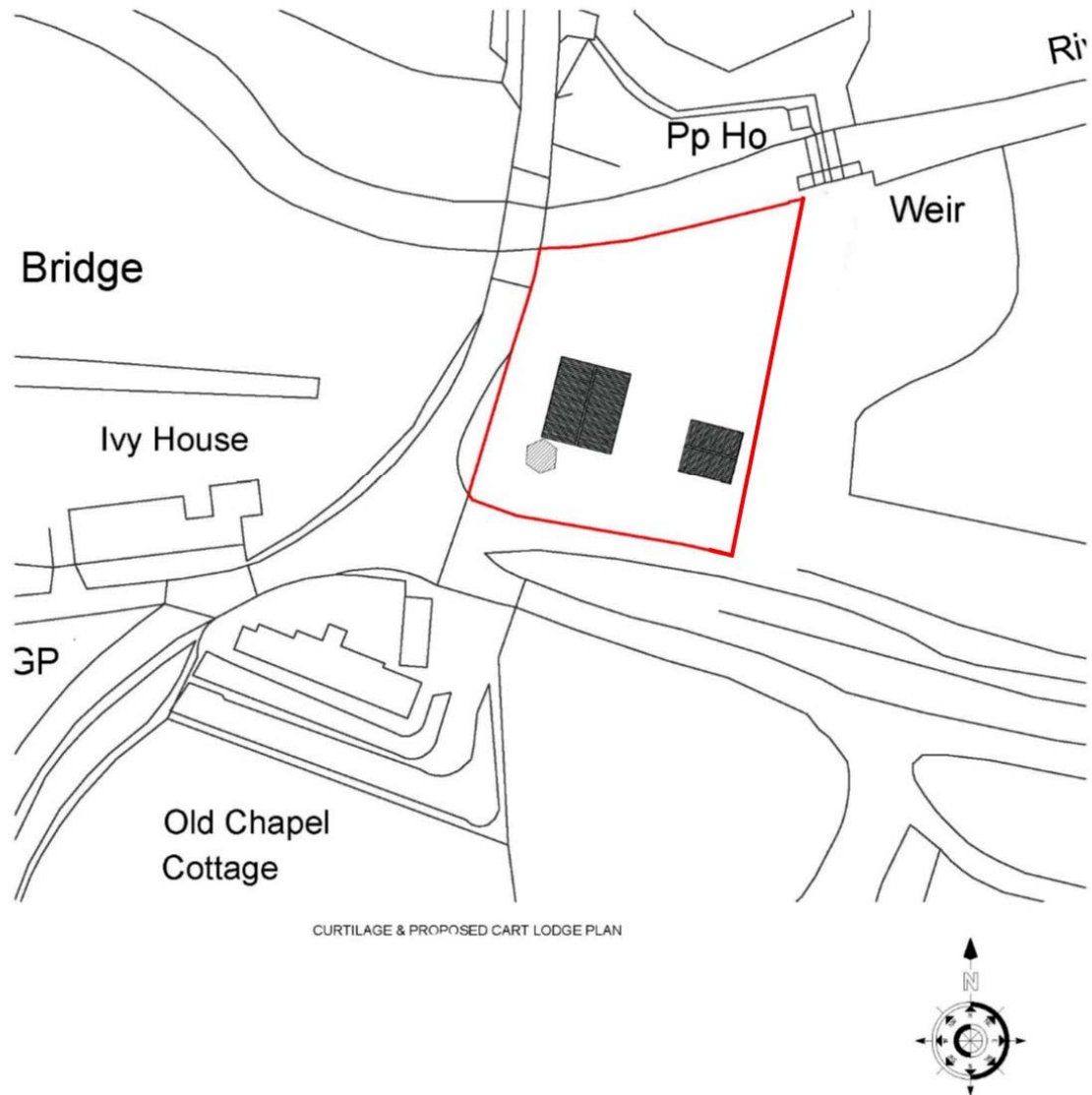
Date: 30 April 2018

NOTES:

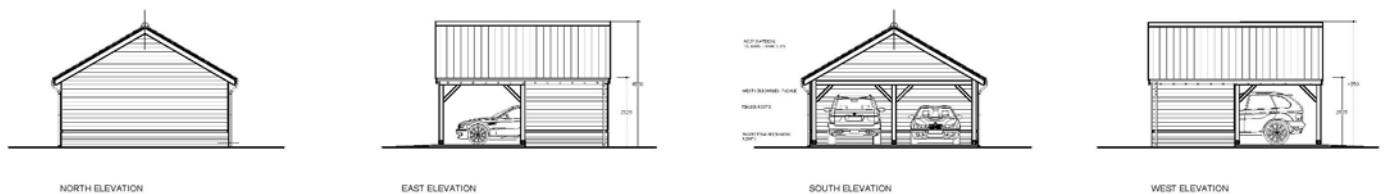
Most work has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

Failure to comply with the conditions will mean the development is not authorized by the Order and this may affect the future sale of the property.

Site Plan (Indicative Only)



Proposed Cartlodge - Elevations



NOTE

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.

July 2018

Directions

Heading north on the A12, take the left turning onto the A144. Proceed through Bramfield and continue towards Halesworth. Just after the Halesworth Golf Club on your right, cross the railway line then turn right. Follow the road for approximately half a mile then take the next turning left signposted to Halesworth and Holton. After a further half a mile the barn will be found almost immediately on the right hand side.



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