

A modern agricultural barn in a private and secluded setting yet close to the centre of Leiston, with planning permission for conversion to a contemporary dwelling of approximately 2,000 sq ft.

Guide Price
£195,000 Freehold
Ref: P6510/J

The Old Barn
Church Road
Leiston
Suffolk
IP16 4HL



A modern agricultural barn with planning permission for change of use into a contemporary two storey dwelling with covered entrance atrium, entrance hall, open plan kitchen, dining room and sitting room, snug/study, cloakroom and utility room on the ground floor, together with four en-suite double bedrooms on the first floor. Grounds extending to approximately 0.2 acres.

Contact Us



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Location

The Old Barn can be found in the grounds of The Cupola, off Church Road, and close to the centre of the town of Leiston. Leiston benefits from a high street offering a good variety of independent retailers, together with a Co-operative supermarket. There is also the popular Leiston Film Theatre, a post office, Barclays Bank, a library, museum, garage, a number of public houses and primary (Leiston Primary School with nursery) and secondary schooling (Alde Valley High School). Saxmundham lies about three miles to the west where there are further facilities including Waitrose and Tesco supermarkets, as well as rail services to Ipswich and some direct trains through to London's Liverpool Street station. The Heritage Coast, with the popular coastal villages and towns of Thorpeness and Aldeburgh, is within two miles. The County Town of Ipswich lies about twenty miles to the south-west.

Also nearby is the Sizewell B Power Station, which is owned and operated by EDF. There are plans in place to develop Sizewell C which will be a massive infrastructure project for the area and one that will generate considerable inward investment during the construction phase and have a direct and positive impact on the local economy.

Description

Planning permission was granted by East Suffolk Council on 30th July 2020 for the conversion of a redundant farm building to form a four bedroom dwelling under reference DC/20/1917/FUL. A copy of the planning permission is included within these sales particulars, together with extracts of the approved plans.

The approved dwelling will extend to approximately 2,000 sq ft (188 sqm) with the accommodation comprising a covered entrance atrium, entrance hall, open plan and multi-functional kitchen, dining and sitting room, snug/study, cloakroom and utility room on the ground floor, whilst on the first floor there will be four en-suite double bedrooms. The suggested elevations and roof coverings have not been specified/determined as part of the planning permission, but indicative drawings suggest vertical cladding with large openings for windows and doors all set beneath a corrugated style roof.

The extent of the site being offered for sale is as edged red on the indicative plans enclosed and with a right of way from Church Road to the subject property. Beside the barn, to the left, it is proposed that there will be a parking area together with gardens and grounds to the front, side and rear.

CIL Liability

Whilst the agents believes there is no CIL liability, the purchaser will be liable for any payments.

Services

Whilst mains electricity is connected to the building, a new supply from the pole opposite will need to be installed. A new mains water connection will need to be made, and brought in from the public highway for which a suitable easement will be granted across the vendor's retained driveway. Mains drainage is located within the vendor's driveway, and a suitable easement to connect into this will be granted to the purchaser and subject to any making good works.

Right of Way

A right of way will be granted from Church Road, the public highway, across the initial part of the driveway, owned by Leiston Hall Farm, and thereafter the driveway owned by the vendor and serving The Cupola. The purchaser will be required to contribute a fair proportion towards the maintenance and upkeep of that section of driveway.

Purchaser Obligations and Covenants

Prospective purchasers should note that there will be a provision included within the sale contract stating that the building/site must only ever be used as one dwelling. There will also be a covenant within the sale contract requiring that building is constructed within 12 months of the sale completing and that it is built in accordance with the approved plans. The vendors also reserve the right to approve the final external design before it is submitted to the local planning authority for approval.

Local Authority

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

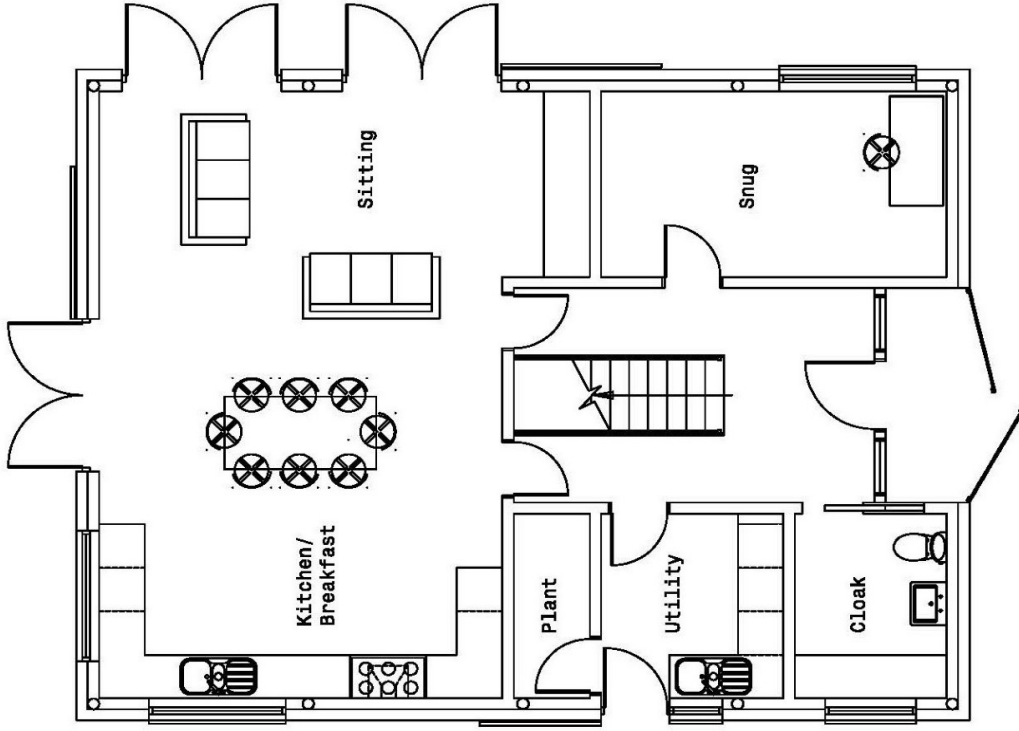
Viewing

Please inform the agent of your intention to view the site before attending with sales particulars in hand.

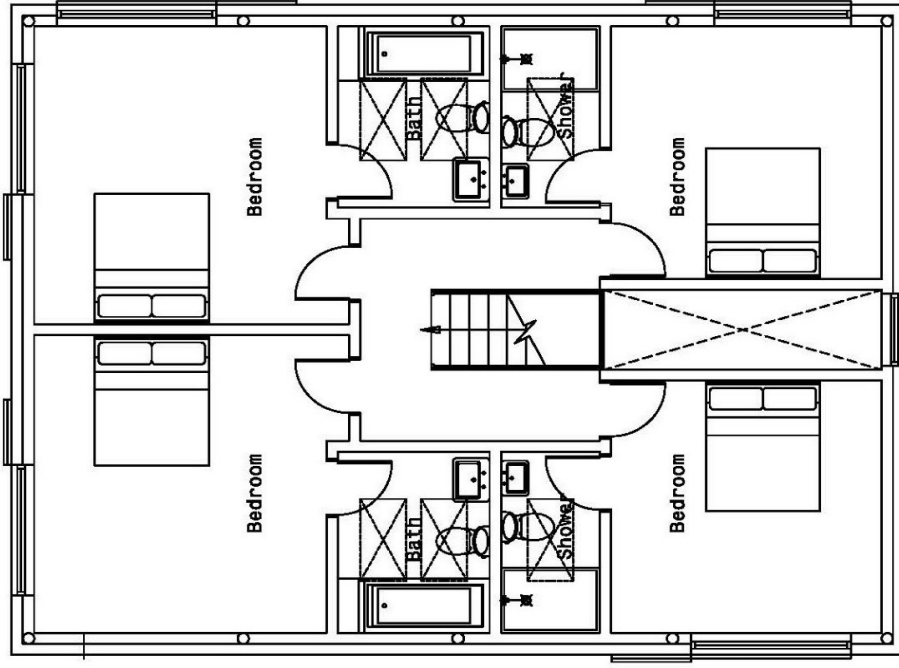
Architects

The architect involved in the work to date is Tim Hannon of Brooks Architects Ltd. Tel: 01728 832165; info@brooksarchitects.com; www.brooksarchitects.com. Drawings are reproduced by kind permission of Brooks Architects.

Proposed Floorplans

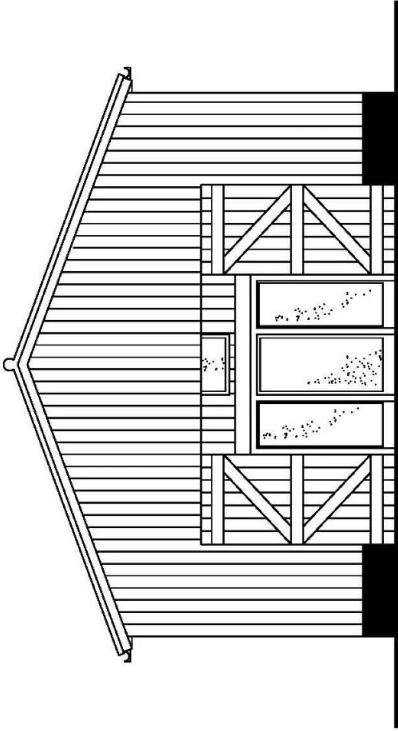


Proposed Ground Floor Layout



Proposed First Floor Layout

Proposed Elevations



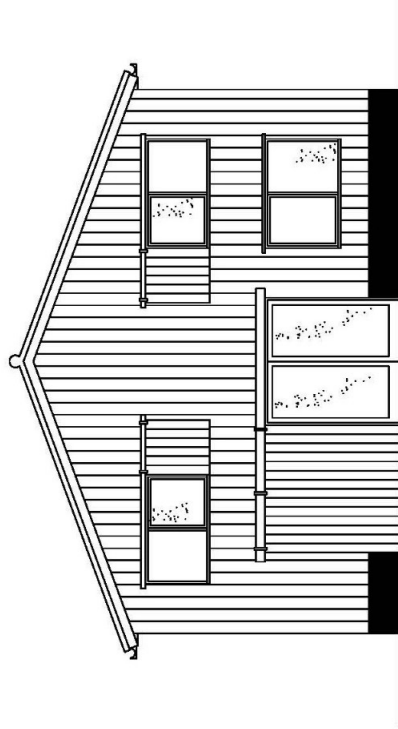
West



South

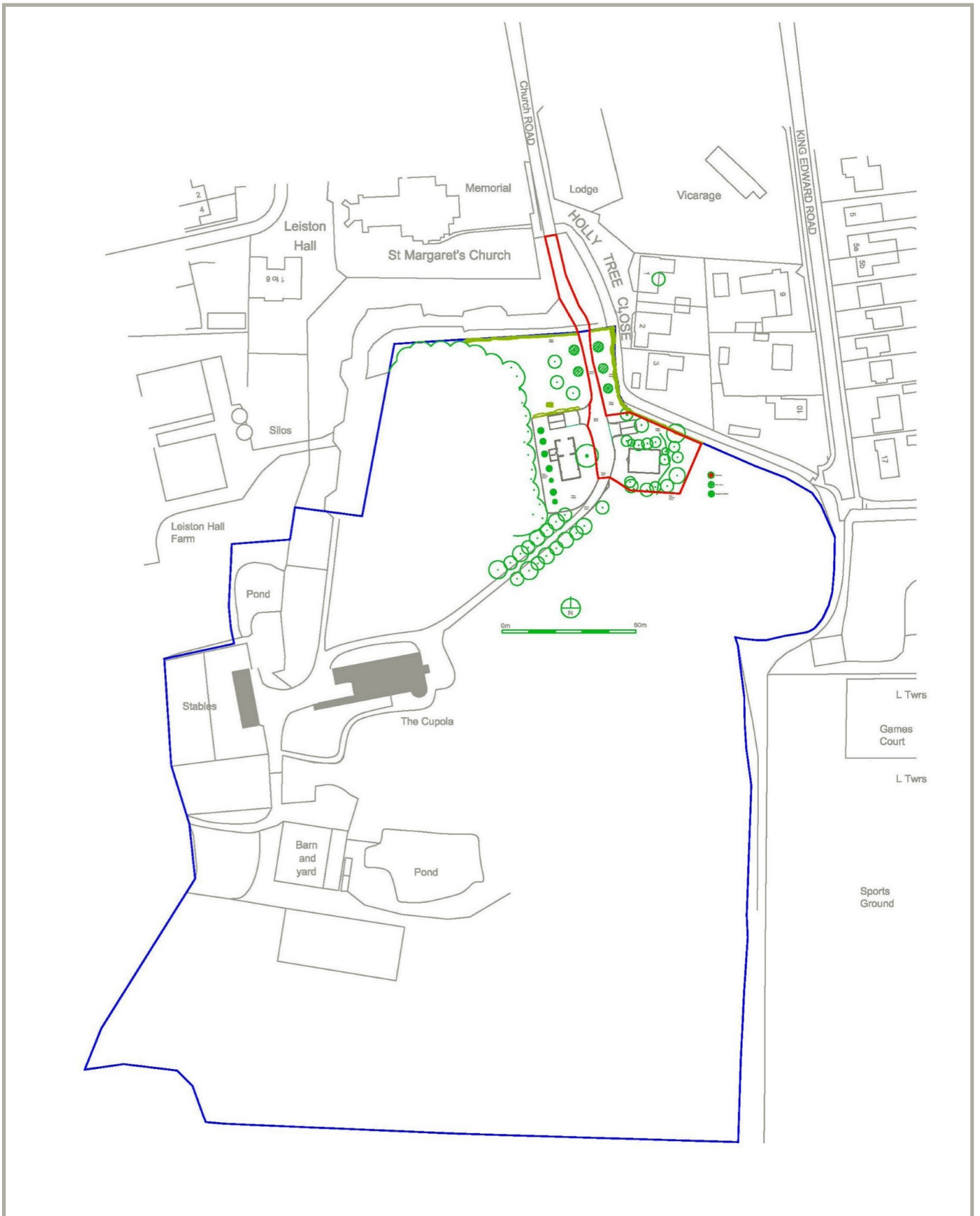


North



East

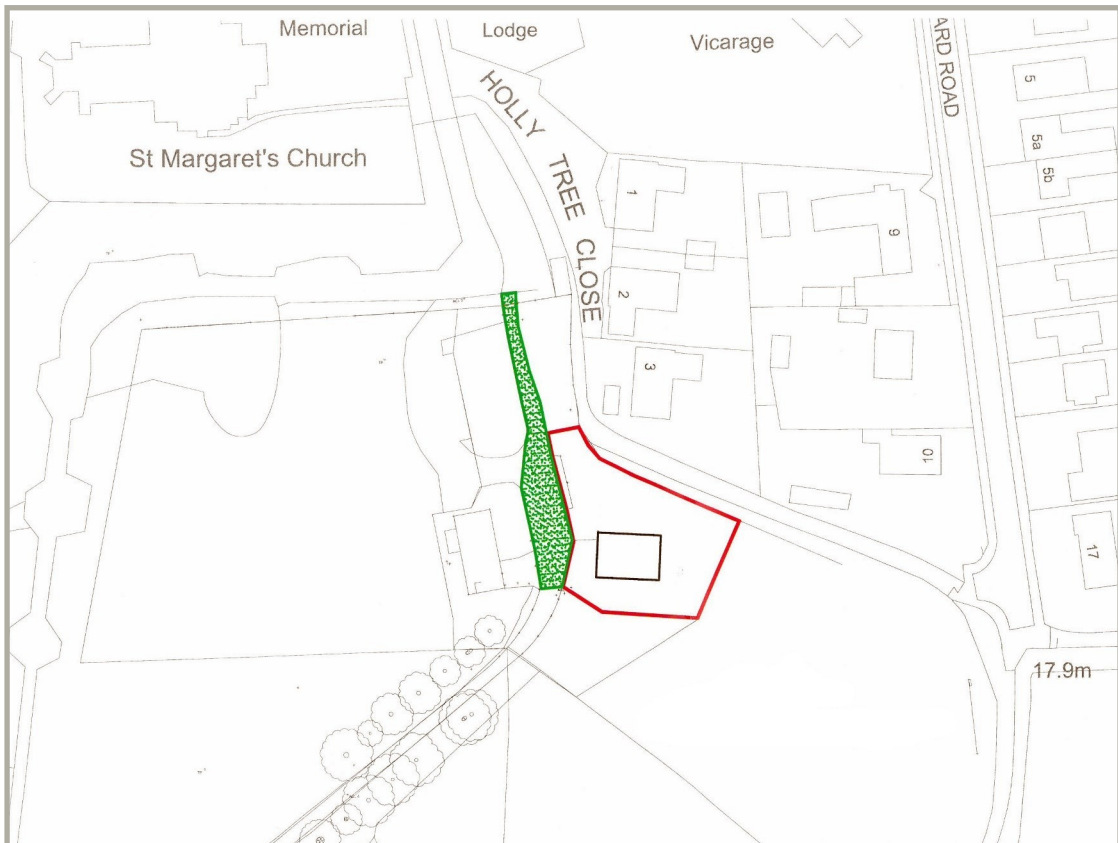
Proposed Location Plan



Site Plan — Indicative Only



Indicative Extent of Site Being Sold (Edged in Red)





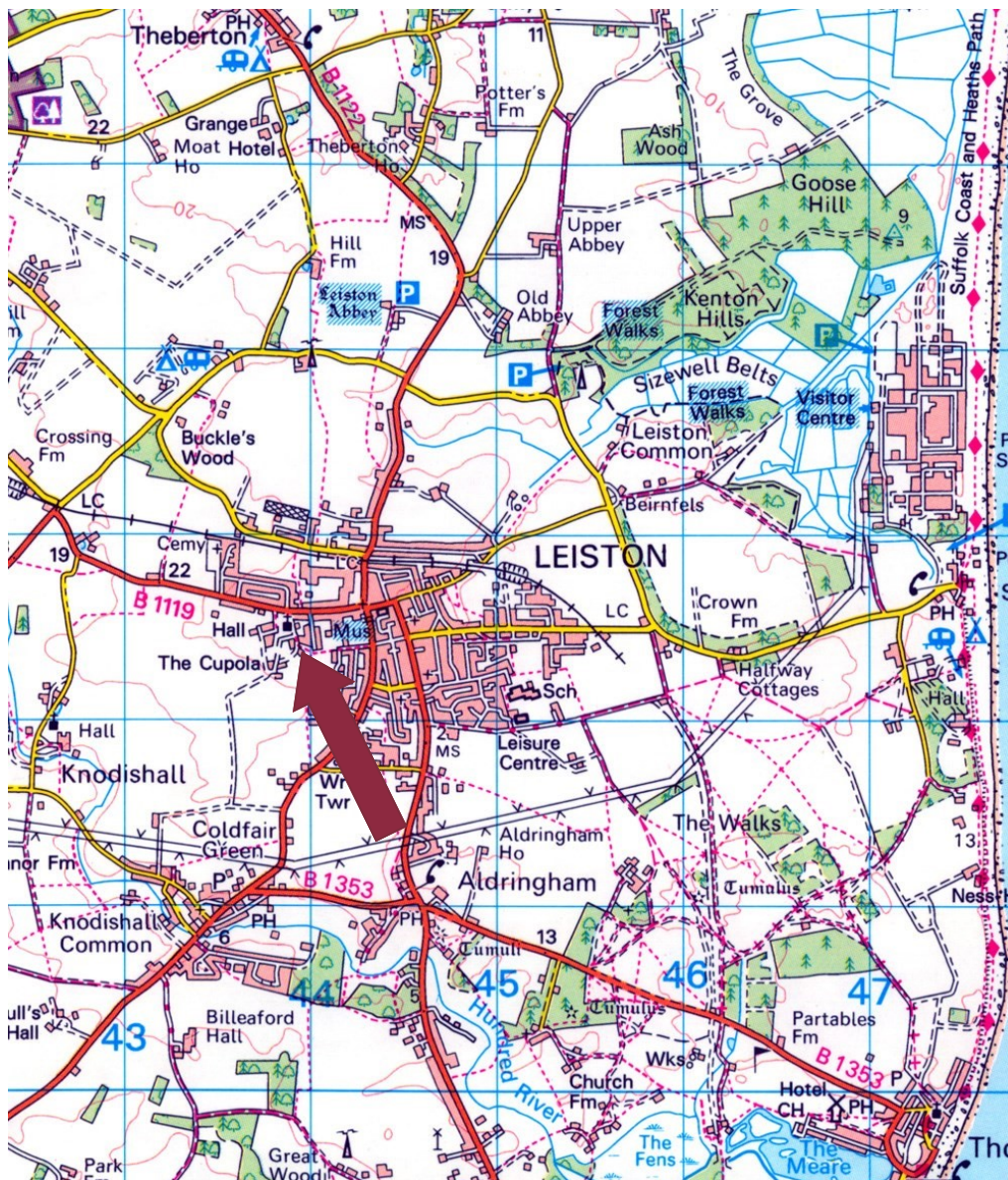
NOTES

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. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. 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. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

September 2020

Directions

From Saxmundham head towards Leiston on the B1119. Pass the ESSO garage on your right hand side, taking the first turning on the right into Church Road. Continue to the end of Church Road and into the private drive serving The Cupola, where the property will be found on the left hand side.



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