

*A barn with Permitted  
Development to be converted to a  
single dwelling, standing in a rural  
location within the Parish of  
Kelsale near Saxmundham.*

Guide Price  
£150,000 Freehold

Ref: P6561/C

Barn at Town Farm  
Town Farm Lane  
Kelsale  
Suffolk  
IP17 2RJ



Permitted Development to convert a modern barn to an 839 sq feet detached dwelling to comprise open-plan kitchen/living room/diner and utility room, two bedrooms and two shower rooms.

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 Street  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## **Location**

The property is situated in the Parish of Kelsale in a rural location along a small country lane. The A12 is just half a mile from the property and the town of Saxmundham is 3 miles. The town has Waitrose and Tesco supermarkets as well as independent shops, pubs and restaurants as well as a railway station with trains to Ipswich. The Heritage Coast with destinations such as Thorpeness, Aldeburgh and Southwold is 8 miles.

## **Description**

Prior approval was 'granted' by East Suffolk Council to convert the building to provide a two bedroom single storey dwelling under reference DC/20/3805/PN3 on 25th November 2020. It is understood that the works must be completed within three years of this date but interested parties should undertake their own investigations in this regard. Copies of some of the plans and the Prior Approval notice are included within these particulars. Further documents and plans are available from the East Suffolk Council planning website. The Permitted Development allows for the change of use of the agricultural buildings to a dwelling and it is understood that the converted barn will extend to approximately 839 sq feet (78m<sup>2</sup>) which will include an open-plan kitchen/living room/diner and utility room, two bedrooms and two shower rooms. It should be noted that the Permitted Development area is outlined in red on the site plan. Should a buyer wish to apply for planning permission to use the additional land outlined in blue for garden/parking this will be their responsibility post purchase. The property will be granted a right of way over the area outlined in green on the Block plan and will contribute a fair and reasonable proportion towards maintenance.

## **Services**

It is understood that mains water and electricity are in the vicinity. The buyer would need to install a new sewage treatment plant. The sellers will grant the appropriate easements. Interested parties should make their own investigations with regard to services.

## **Local Authority**

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

## **Architect**

Hollins; The Guildhall, Market Hill, Framlingham, Suffolk IP13 9BD; Tel: 01728 723959; Email: all@hollins.co.uk. Extracts of the plans are used by kind permission of the architect.

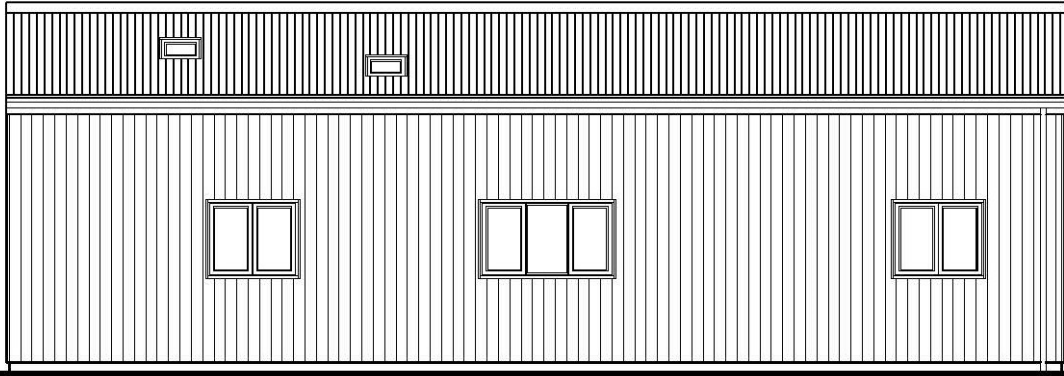
## **Community Infrastructure Levy (CIL)**

The CIL liability is to be assessed. We understand that this may be subject to indexation, depending on when development is commenced. Interested parties should make their own investigations with regard to CIL and will be responsible for any CIL payments. It is understood that an owner occupier may be able to apply for an exemption but again interested parties should make their own investigations.

## **Viewing**

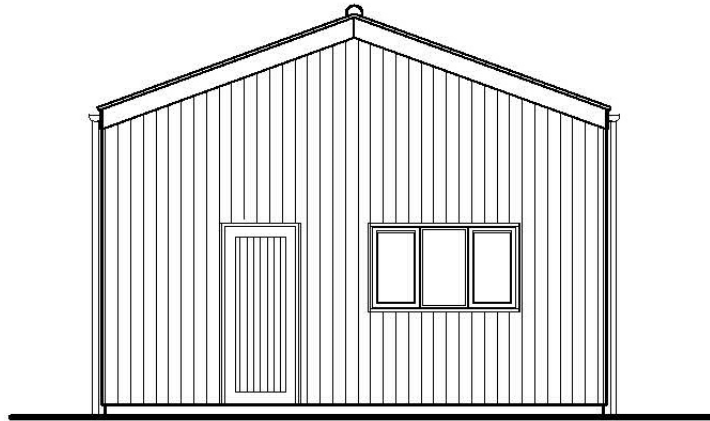
The property can be viewed at any reasonable hour with particulars in hand.

Proposed Elevations



PROPOSED EAST ELEVATION

East Elevation

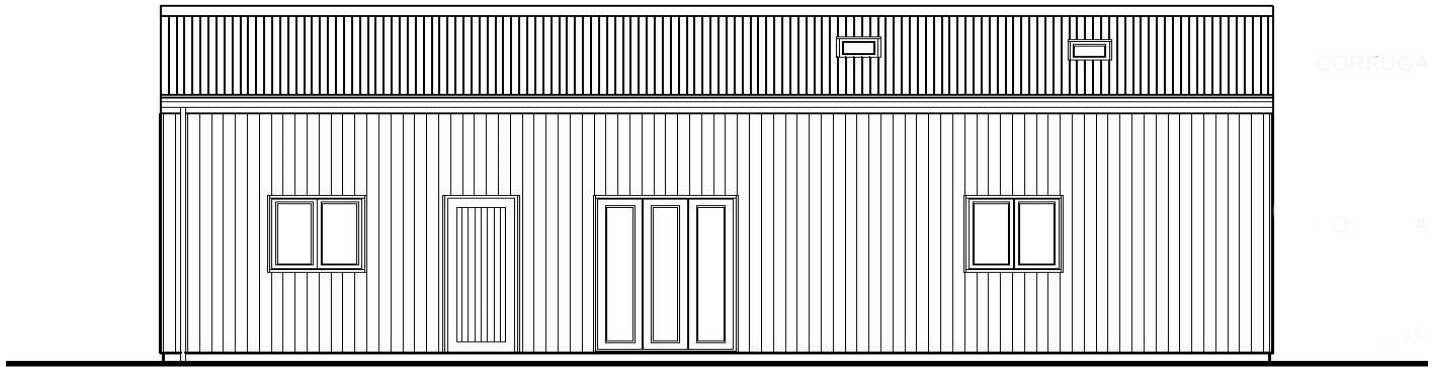


PROPOSED

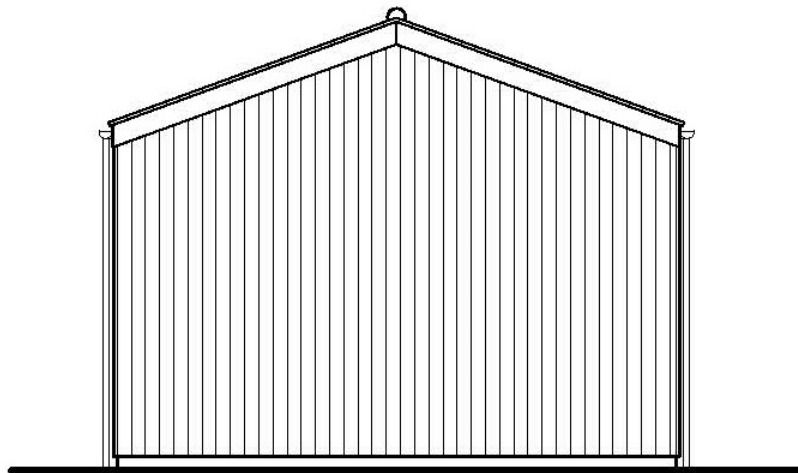
North Elevation

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# Proposed Elevations



West Elevation

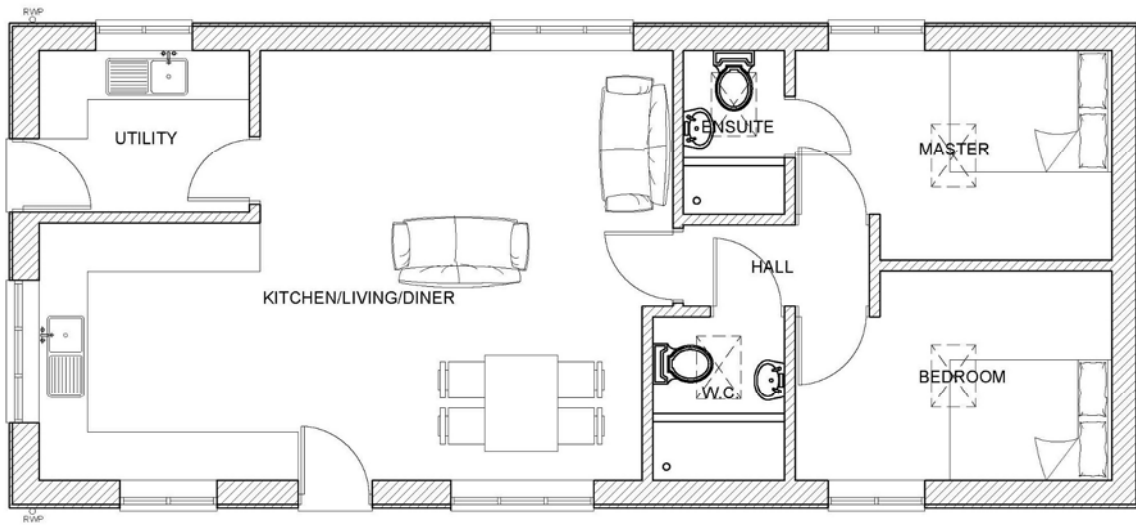


South Elevation

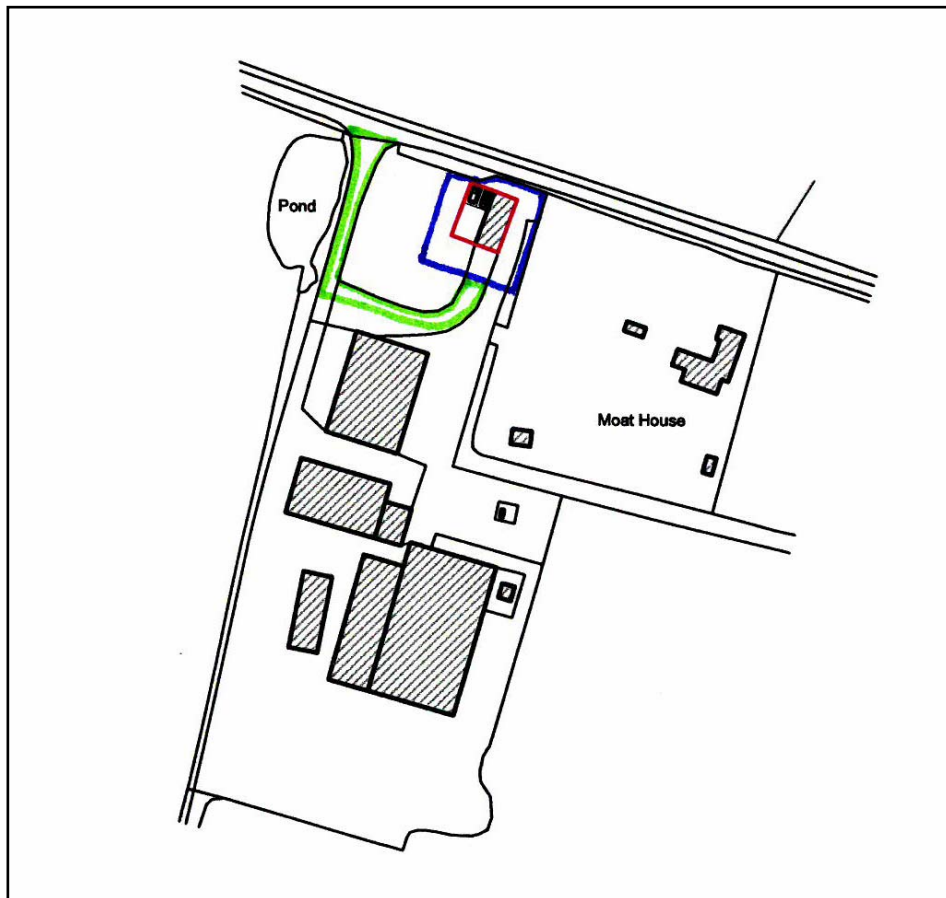
PROPOSED

البناء المقترح

## Proposed Floorplan



## Block Plan







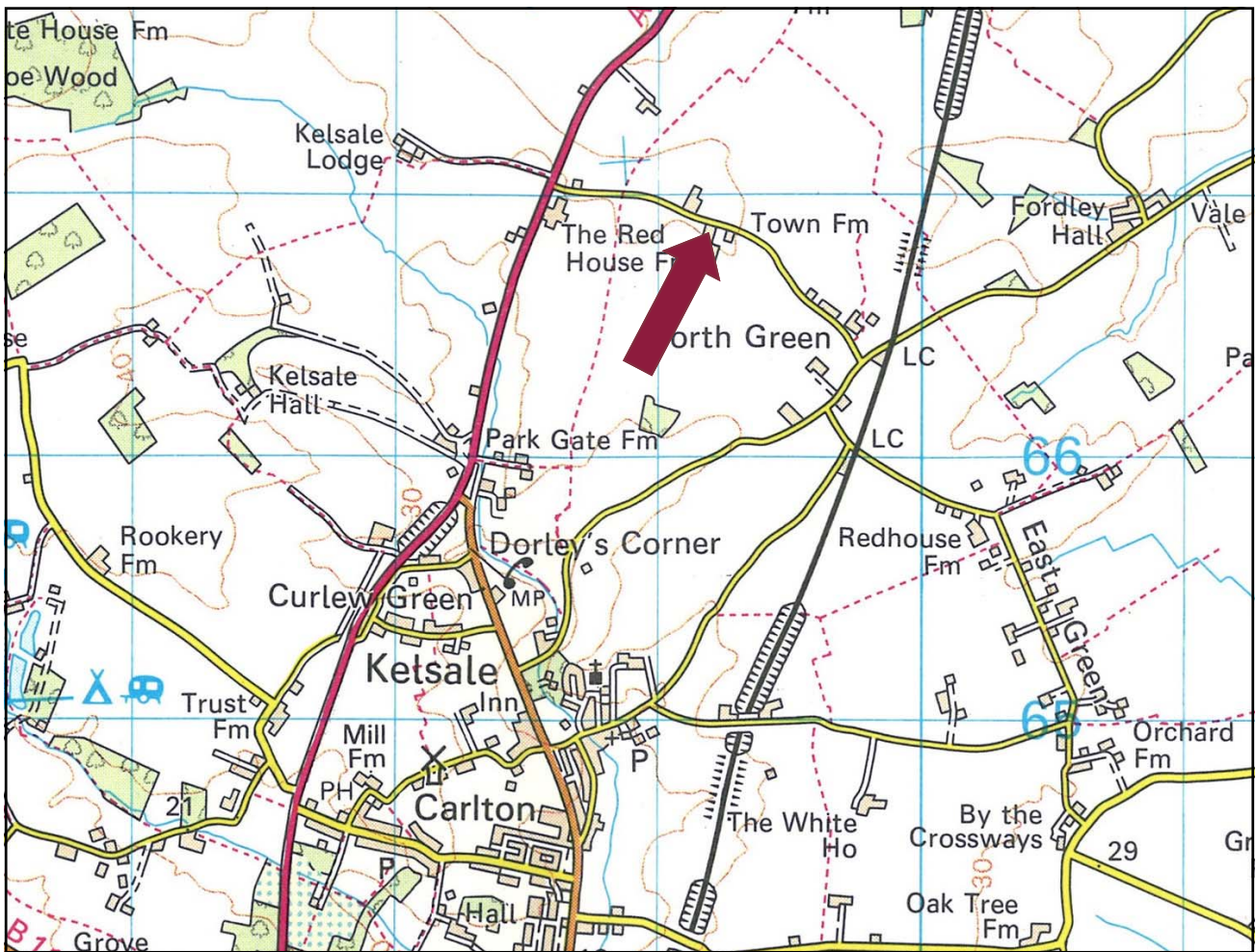
## NOTES

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.
3. It is understood that there is a proposed Sizewell C link road to the north. The agents have a plan of the road which can be emailed to interested parties.
4. There are agricultural/commercial buildings to the south of The Barn. The commercial use will be intensified in the future and interested parties/the buyer need to be aware of this.

*December 2020*

**Directions**

Proceed north on the A12 and bypass Saxmundham. Turn right onto the small lane almost immediately opposite Lodge Farm. Proceed along the lane for approximately half a mile where Town Farm will be found on the right hand side.



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