



WEST BARN AT HEDGEROWS FARM

Brent | Eleigh | Suffolk



Chapman Stickels

WEST BARN HEDGEROWS FARM BRENT ELEIGH SUFFOLK, CO10 9NU

A UNIQUE REDEVELOPMENT OPPORTUNITY OCCUPYING AN EXCEPTIONAL RURAL LOCATION WITH FULL PLANNING PERMISSION FOR A DETACHED, TWO-STOREY HOUSE SET IN 3.32 ACRES

The Property

The subject land to be conveyed currently forms the north western corner to Hedgerows Farm; a 16 acre registered smallholding which occupies a wonderful secluded setting to the end of a 0.18 mile private drive.

Planning

Following prior approval for residential conversion of an existing steel frame and clad agricultural barn, full planning permission has now been granted for its demolition for a replacement, two storey detached dwelling covering a gross internal area of some 310 sq.m (3,335 sq.ft).

The approved five-bedroom house will comprise – hall and inner hall, cloak room, open plan kitchen / dining room / snug, utility room, full height living room, study, ground floor bedroom with ensuite, galleried landing, four further double bedrooms (with two additional ensuites and one dressing room) and a family bathroom.

The permission also allows repositioning of the proposed dwelling further east into its 1.18-acre approved residential curtilage, where the existing structure is 'hard' on its western boundary. This will significantly improve the dwellings' overall position in the site. Please refer to the architects proposed site plan.

Included in the sale is a further 2.14 acres of amenity land (totalling 3.32 acres - as edged red on the accompanying site plan). This additional land is still designated as agricultural use, and to extend the residential curtilage would require a further planning application.

The full planning notice with 20 conditions, Design & Access Statement and associated site and floor plans are available via the Babergh & Mid Suffolk's planning portal (www.babergh.gov.uk/planning/) under reference DC/24/02083.

Conditions Of Sale

1. Boundaries - The buyer will erect a new, stockproof eastern boundary fence at their expense, to a specification to be agreed with the sellers. The remaining northern, western and southern boundaries are already established, and are clearly defined by field hedges and native trees which all adjoin open countryside.

2. Construction Timeframe - The development shall be completed within 24 months of completion of the sale (in order to protect the amenity of neighbouring East Barn and Hedgerows Farm).

Access

The sellers will retain ownership of the access track which adjoins the adopted highway. However, the track will require resurfacing. All buyers will be granted a formal right of way and will thus pay an equal contribution to its maintenance hereafter.



Agents note

Although infrequently used, a public footpath will run parallel to the proposed eastern boundary and will form part of the property. This may be screened by an inner fence or hedging to preserve privacy. This public right of way however must not be obstructed.

Mandatory Biodiversity Net Gain

The areas shaded pink on the architects proposed site plans denote land reserved for biodiversity conservancy.

Additional Land

To the north east of Hedgerows Farm, a further 1.2 acres is available to purchase by separate negotiation. This parcel of land is edged purple on the accompanying plan.

Location

Hedgerows Farm is discreetly situated on the eastern edge of Brent Eleigh, nestling in the Brett Valley and surrounding by undulating countryside to all sides. The nearby medieval weaving village of Lavenham is about 2.8 miles away, which has an excellent range of day-to-day shopping facilities, pubs and restaurants. The smaller village of Monks Eleigh is about 1.3 miles to the west.

Community Infrastructure Levy (CIL Liability)

A CIL payment can apply; however, self-builders are exempt but must remain in residence for a minimum period of 3 years from completion. The charge is based on an indexed calculation of £115 per sq.m of the entire proposed floor area.

Further Obligations and Considerations

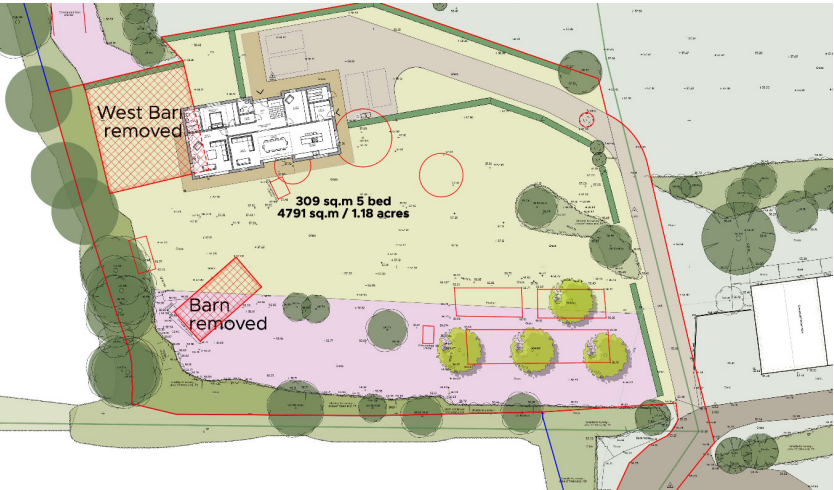
The discharge of all planning conditions and any unilateral undertakings.

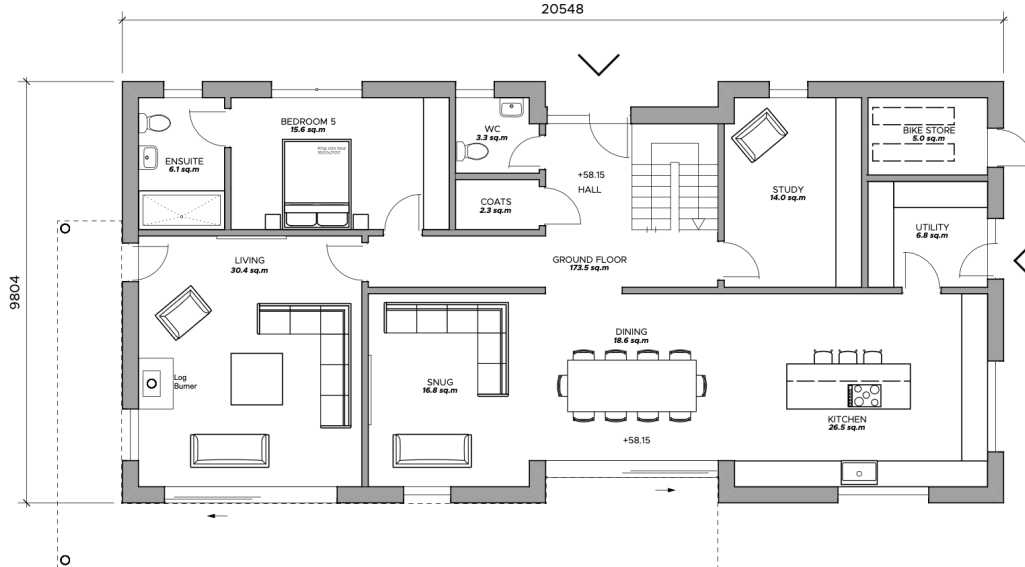
Flood Risk

The site entirely lies within Flood Zone 1, which has the lowest risk of fluvial flooding.

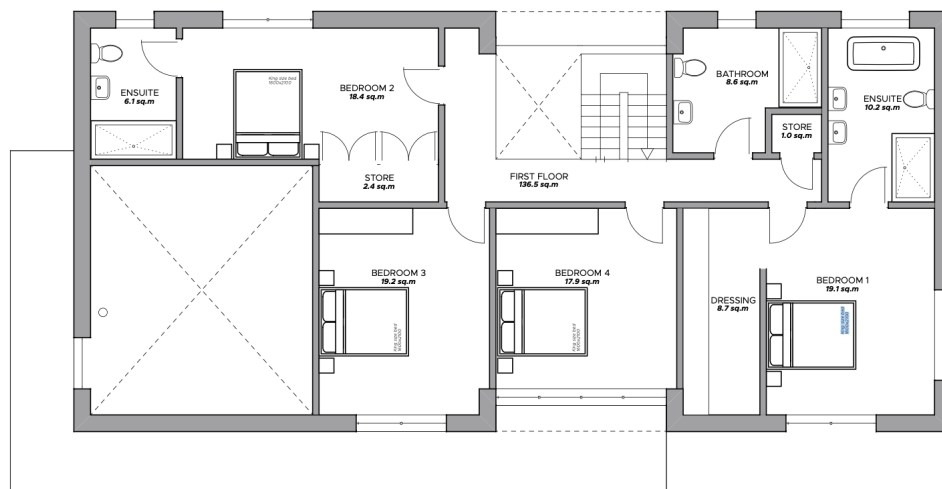
Services

Mains water and electricity are on site, but require connection. We anticipate a biological sewage treatment plant will be installed for foul drainage.



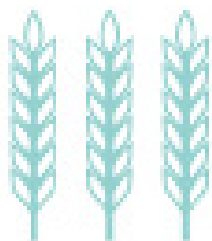


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

GIA: 136.5 sq.m



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



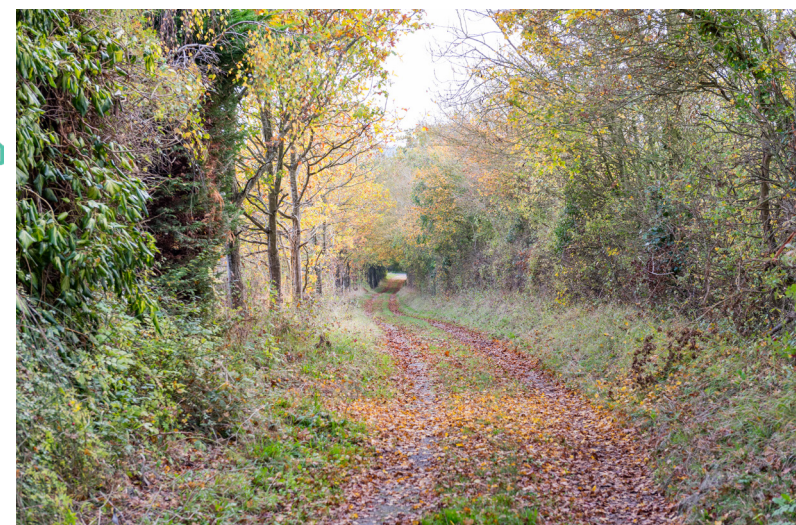
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