

*A rare opportunity to acquire an agricultural barn of 529sqm (5687sq.ft) situated in a rural, yet not isolated position within the village of Monewden.*

Guide Price  
£175,000 Freehold  
Ref: B167/JG

Barn adjoining  
Monewden Airfield  
Monewden  
Woodbridge  
Suffolk  
IP13 7DF



An agricultural barn of 529sqm (5687sq.ft) set within a generous plot of 0.97 acres.

Max eaves height: 4.25m, max ridge height: 7.14m

Rural, yet not isolated position within the village of Monewden.

Contact Us



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## Location

The property is located in a semi-rural position adjoining Monewden Airfield and a cluster of residential properties within the parish of Monewden. This small hamlet does not have any day to day facilities, with the nearest amenities within the larger villages of Otley to the south, Easton to the east and Cretingham to the north. The market town of Woodbridge is 10 miles away and the county town of Ipswich is just 15 miles to the south. From here there are main line railway services to London's Liverpool Street station.

## Description

The barn comprises a former air hanger, now agricultural storage barn, situated within the village of Monewden.

The internal dimensions are 17.47m x 27.17m with a maximum eaves height of 4.25m and a maximum ridge height of 7.14m. Access to the building is via the main frontage sliding and bi-fold doors which open out to provide an expansive access point.

## Access

The barn benefits from a right of way over an adjoining property to the adopted highway. This access right specifies the access is to be used for agricultural and commercial uses only. The property is subject to a right of access crossing the site in favour of Monewden Airfield.

## Restrictive Covenant

A restrictive covenant prohibits the land for use of the keeping, rearing and breeding of pigs.

## Services

The property is not currently connected to mains electricity or water. However, the property does benefit from a Pramac ES 5000 petrol generator which powers the lights in the building, alongside conventional power sockets. The generator has a 50Hz frequency and max power of 4600 watts. The property does benefit from existing easements for the laying of power and water cables across adjoining land. We further understand that mains electricity and water is available in the vicinity. Note, we have not undertaken any detailed investigations in relation to the availability and capacity of services and prospective purchasers should satisfy themselves in this regard.

## Additional Land

Adjoining agricultural land may be available via separate negotiation.

## Viewing

Strictly by prior appointment with the agents.

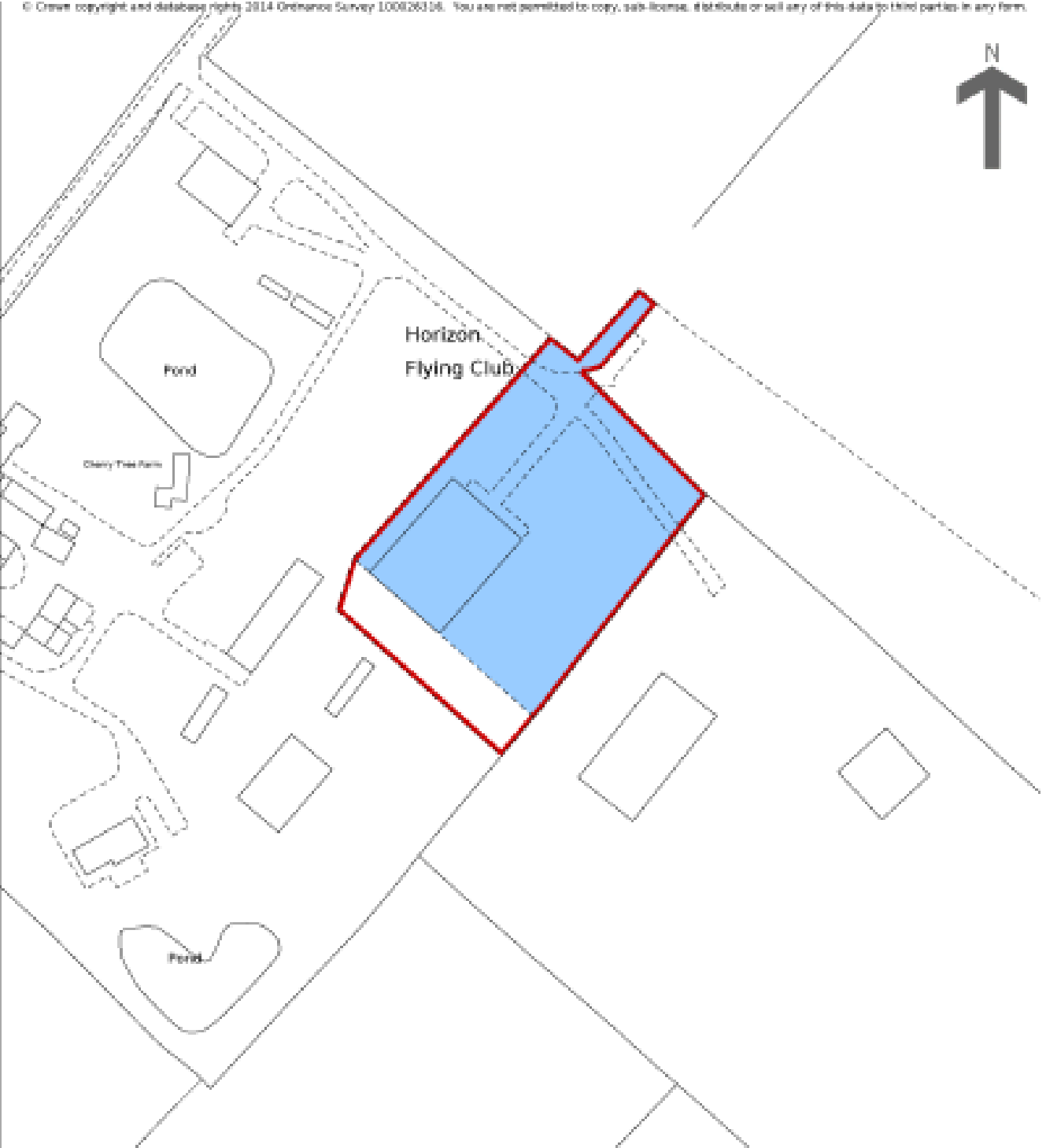
## Local Authority

East Suffolk Council.



## Site Plan - Indicative Only

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### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent 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. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*June 2024*

## Directions

From Monewden village proceed south-west on Rookery Road turning left at the T-junction towards Clopton and Otley. Follow this road further for approximately one mile, where Monewden Airfield will be located on the left hand side. The barn is situated adjoining the airfield and set back behind another air hanger building.

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