

A traditional Suffolk barn, that has been partly converted, with planning permission to create an impressive four bedroom dwelling occupying grounds of nearly 3 acres in all.

Guide Price
£425,000 Freehold
Ref: P7530/J

Pear Tree Barn
Pear Tree Farm
Little Glemham
Suffolk
IP13 0BS



A traditional range of Suffolk barns, that have been partially converted, with planning permission to create an impressive four bedroom dwelling of approximately 2,700 sq ft (254 sqm), on a site of nearly 3 acres (1.21 hectares).

Contact Us



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Location

Pear Tree Barns will be found in the village of Little Glemham, and just off the main road (A12) opposite the grounds of Glemham Hall. The village of Little Glemham has a popular local pub, The Lion Inn, as well as a fine Grade I listed church, St Andrew's. Nearby Glemham Hall, once the home of Sir Thomas Glemham, holds a variety of events throughout the year. The neighbouring village of Marlesford is home to an excellent farm shop and café, and the larger village of Wickham Market, just three miles away, has a variety of day-to-day shops and services, such as a Co-op Supermarket, primary school and health centre. The market town of Saxmundham is five miles away and has Tesco and Waitrose supermarkets.

The nearest railway station is three miles away at Campsea Ashe and this has direct train services to Ipswich, with connecting services to London, Norwich and Cambridge.

Suffolk's Heritage Coast is 9 miles away at Orford, with its medieval castle and nature reserve, and Aldeburgh, with its beach, sailing, fine restaurants and golf course. The world famous concert hall at Snape is also just 4 miles away. The county town of Ipswich is 16 miles to the south.

Description

Planning Permission for Pear Tree Barn was originally granted on 9th January 2018 providing for the conversion of five existing agricultural buildings to form three dwellings - Reference: DC/17/1339/FUL. Thereafter the planning permission was varied to create two independent dwellings - Pear Tree Barn - the subject property - and The Fold, which is owned separately - Reference: DC/21/2105. Extracts of the consented plans for Pear Tree Barn are included within these sales particulars.

The proposed conversion will extend to approximately 2,700 sq ft (250 sqm) with the accommodation comprising a stunning, open-plan kitchen, dining and sitting room that runs the length of the building, together with a utility/boot room, walk-in larder/store and cloakroom. At the far end of the barn it is proposed that a staircase will rise to a mezzanine area that will overlook the ground floor accommodation. From the principal barn a glazed link will connect with the bedroom accommodation, that will offer a principal bedroom with en-suite bathroom, three further double bedrooms and a family bathroom.

It is intended that there will be a parking and turning area to the front of the property, over part of which The Fold will have access rights. The gardens and grounds extend to the side and rear, and, facing in a westerly direction, these will enjoy the sun throughout the second half of the day. In all, the gardens and grounds will extend to approximately 2.84 acres (1.15 hectares).

Works to Date

The vendors have undertaken considerable works to the structure during the last 12 to 18 months which include almost completely re-roofing the main range, commissioning and installing the bespoke windows and doors, installing studwalls prior to insulating and dry-lining and installing the suspended floor. During the works the Building Control department of East Suffolk Council have been notified at appropriate stages to inspect the works to the roof. The full Building Regulation application fee has been paid by the vendors.

The remaining materials on site, together with the scaffolding, are available by separate negotiation.

Services

We are advised that new independent mains electricity and water connections have been made. Drainage will be to a new private treatment plant.

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;
Tel: 0333 016 2000

Architects

The architects involved in the original planning application in 2017 were KLH Architects of Ipswich - www.klharchitects.co.uk. Brisco Loran of London dealt with the variation to the plans in 2021 - www.briscoloran.com.

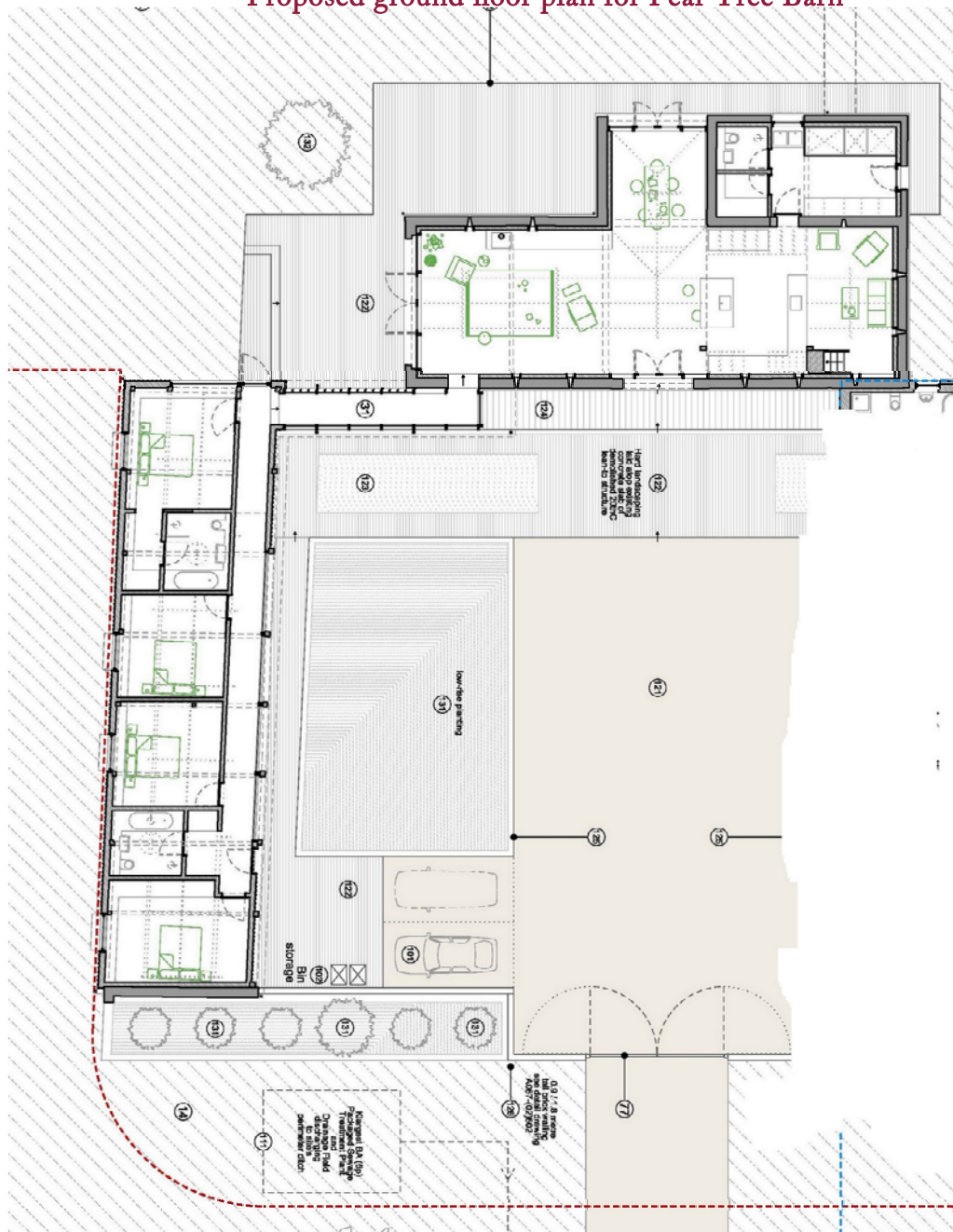
Community Infrastructure Levy (CIL)

We are advised that whilst a Community Infrastructure Levy (CIL) payment was originally due, this has been settled and there is no outstanding CIL liability attached to the property. Any detailed enquiries relating to CIL should be referred to the Local Planning Authority, East Suffolk Council; email - cil@east Suffolk.gov.uk; Tel; 01502 0523 052.

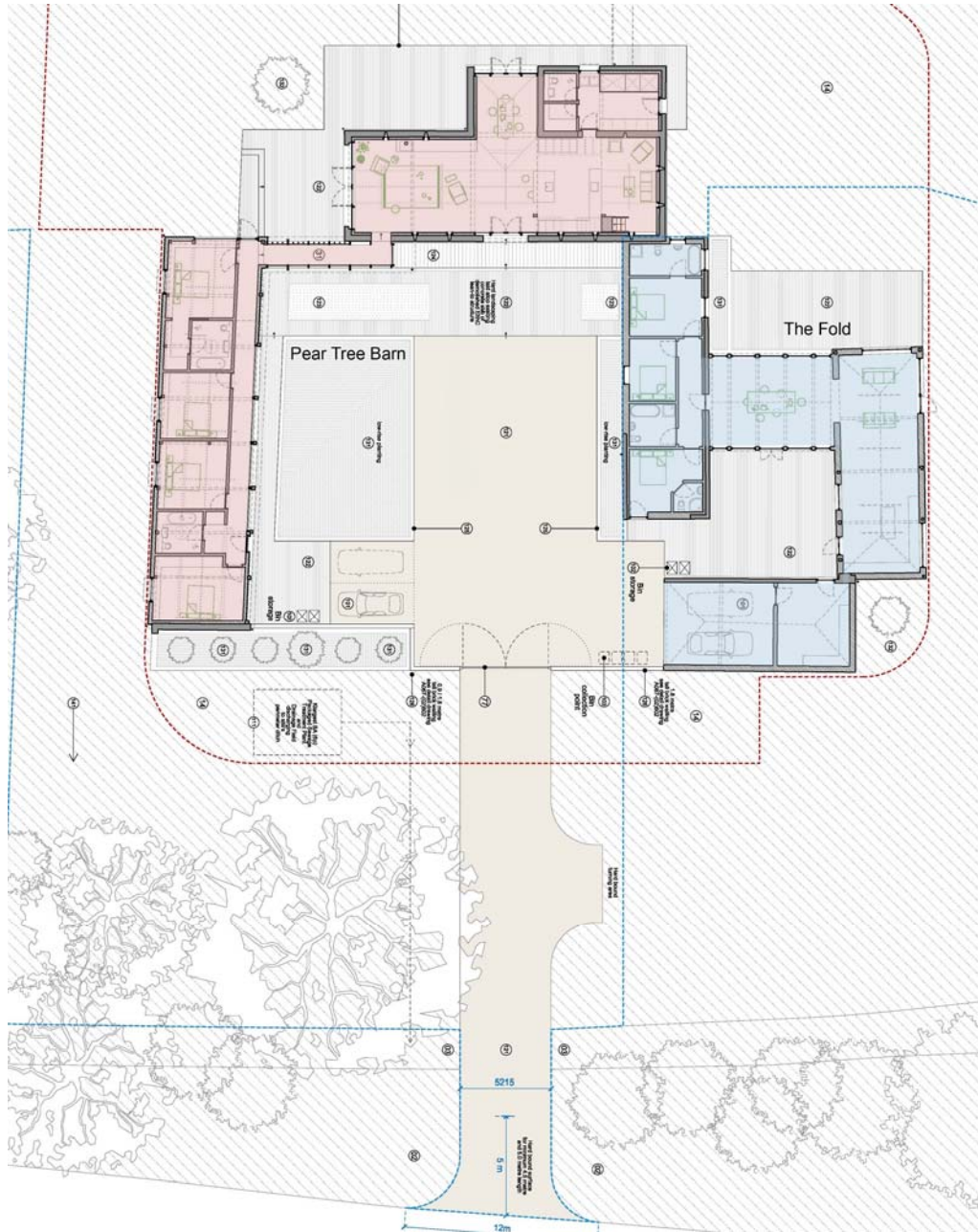
Viewing

Strictly by prior appointment with the selling agents. Neither the agents nor the sellers can verify the buildings are safe and all due precautions should be taken. The agents and sellers accept no liability for the safety of those visiting the site.

Proposed ground floor plan for Pear Tree Barn



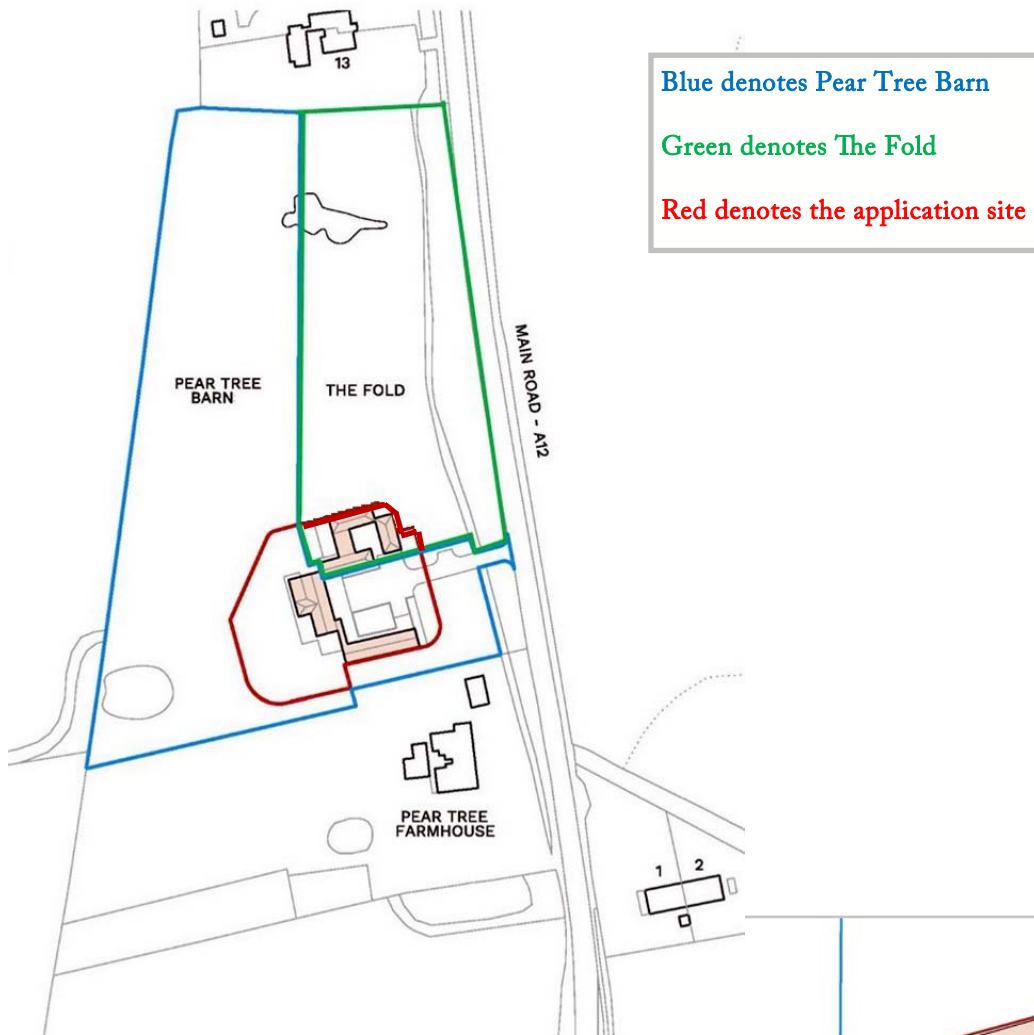
Proposed Layout Plan - Indicative Only



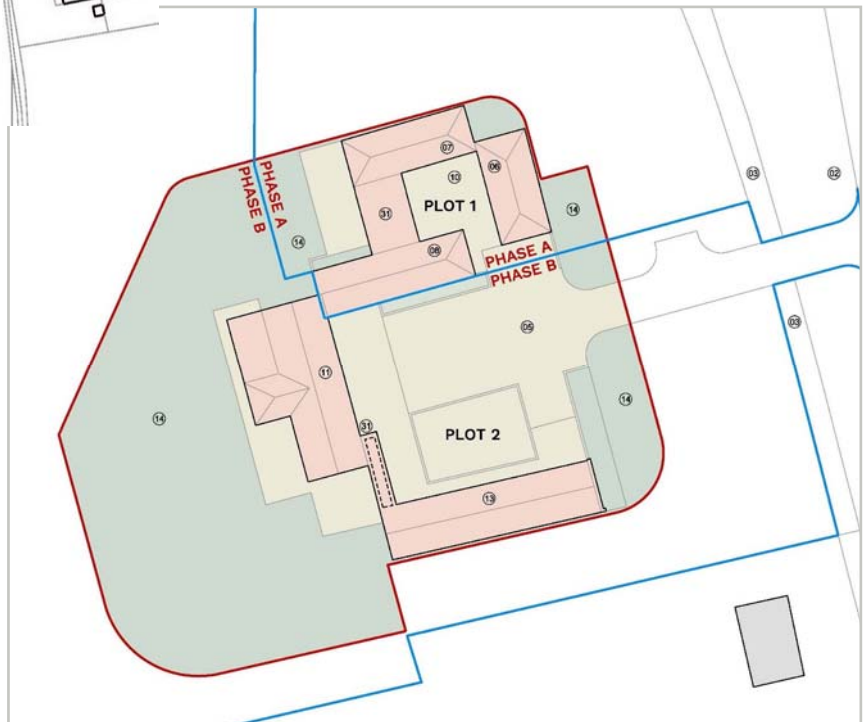




Site Location Plans - Indicative Only



Pear Tree Barn (Plot 2)



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.

March 2025



Directions

Proceeding north along the A12 bypass the village of Wickham Market and continue through the village of Marlesford. On exiting the village of Little Glemham Pear Tree Barn will be found on the left hand side opposite the grounds to Glemham Hall.

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