

*A traditional range of Victorian barns on a site of nearly 1.75 acres, with planning permission to create six dwellings, in a delightful rural location close to Aldeburgh and the Heritage Coast.*

Guide Price  
£795,000 Freehold  
Ref: P7385/J

Firs Farm Barns  
Friston  
Saxmundham  
Suffolk  
IP17 1NS



Planning permission has been granted for the conversion of a range of traditional red brick Suffolk barns to create six impressive dwellings in a delightful rural location within the Parish of Friston, close to Aldeburgh and the Heritage Coast.

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## Location

Firs Farm Barns will be found in a delightful rural location, a short distance to the south of Friston, and surrounded, in the main, by open countryside. Friston village is located between the well known and highly regarded coastal town of Aldeburgh and the well serviced market town of Saxmundham. Friston itself benefits from a popular independent pub, The Chequers, but further facilities will be found in Saxmundham, approximately 3.5 miles to the north-west, which provides a range of day-to-day facilities including two supermarkets, a high street with a variety of shops, and a train station with access to London via Ipswich. The village of Snape, only 2 miles to the south, lies at the head of the River Alde and close to Snape Maltings, home to the famous Aldeburgh Music Festival. Aldeburgh, which is approximately 4 miles to the east, also offers an excellent range of restaurants, pubs, shops and a cinema. The town also benefits from fantastic recreational facilities including sailing, fishing and an exceptional golf course. The A12 is within easy reach, providing access to Lowestoft and Yarmouth to the north and Ipswich and London to the south.

## Description

Planning Permission was granted by East Suffolk Council on 13th January 2020 for the conversion of a range of farm buildings to create six dwellings - Ref DC/17/4746/FUL. During the course of 2022 subsequent applications were submitted discharging Conditions Number 6, 7, 14 and 15 to further extend the life of the 2020 permission for an additional 2 years, and we are advised that one of the outbuildings was also demolished to achieve implementation of the planning permission so that it is now extant.

The approved plans that accompanied the planning permission provide for the creation of six dwellings comprising a pair of two storey semi-detached three bedroom dwellings, a pair of single storey semi-detached two bedroom dwellings, an attached four bedroom single storey dwelling together with a detached four bedroom two storey dwelling. In addition, other remaining outbuildings are also due to be retained and converted to provide cycle storage and ancillary use, together with refuse storage. However, there could be potential to re-visit the planning permission and create additional dwellings on site, subject to the necessary consents.

A schedule of each barn's accommodation is included within these particulars, together with extracts of the approved plans.

Each of the converted barns will benefit from allocated parking together with private courtyard style garden areas. In all, the site extends to approximately 1.68 acres (0.68 ha).

## Schedule of Accommodation

Name (Plot no)	Description	Approx GIA	
		Sq Ft	Sqm
Plot A	A semi-detached two storey 3 bedroom dwelling	1,119	104
Plot B	A semi-detached two storey 3 bedroom dwelling	1,119	104
Plot C	A semi-detached single storey 2 bedroom dwelling with ancillary outbuilding	797	74
Plot D	A semi-detached single storey 2 bedroom dwelling	775	72
Plot E	An attached two storey 4 bedroom dwelling	1,539	143
Plot F	A detached two storey 4 bedroom dwelling together with ancillary outbuilding	1,195	111
TOTAL		6,544	608

## Viewing

Prospective purchasers should note that viewings are strictly by prior appointment with the selling agents.

## Services

**Electricity** - a single-phase transformer is located nearby on retained land, although the vendors have installed three-phase cabling from the site to the transformer. An appropriate easement will be granted for the purchaser to connect into that transformer. Any upgrading works required to the transformer will be the responsibility of the purchaser.

**Water** - a mains supply might be available in the public highway to the north, within the A1094, and if so an appropriate easement will be granted across the retained land to connect into that. Failing that, an alternative solution would be a private supply to the development via a borehole.

**Drainage** - there is no mains drainage nearby, and therefore we anticipate that the development will be served by a new treatment plant(s).

**BT/Open Reach** - there is a cabinet containing fibre optic cables nearby on retained land, and an appropriate easement will be granted to the purchaser to connect into that supply.

**Surface Water Drainage Strategy** - prospective purchasers should note and be aware of the proposed works to deal with the surface water from the buildings and overland, that is to be drained to the south-west of the site via an existing drainage pipe. A suitable easement will be included within the sale contract to facilitate this.

The purchaser will be obliged to make good any works in relation to the installation of services on the retained land to the satisfaction of the vendor.

## Covenants & Purchaser Obligations

Access to Firs Farm Barns will be via a right of way, at all times and for all purposes, across the current access track. The vendor will not be obliged to maintain the access to anything more than an agricultural track, although a purchaser will be provided with the right to upgrade the surface of the track, at their cost and expense, should they so wish. Thereafter the development site will contribute six eighths of the cost of repairing and maintaining the access track.

The purchaser will be granted requisite rights to install the new entrance and visibility splays, together with the passing place along the access track, in accordance with the planning permission, on the vendor's retained land.

The purchaser will be required to fence the south-east, south-west (if required) and north-west boundaries to a minimum standard of post and two rail design, to include rabbit proof fencing within 12 months of the sale completing.

The vendor will include a covenant within the sale contract to limit the development of the site to no more than six dwellings.

The vendor will retain a right of way along the track to the south-east of the site to and from Firs Farm to the north-east.

The neighbour to the north, Firs Farm House, benefits from a right of way/access across the subject site to access the manhole serving their septic tank.

## Architects

The architects involved with the scheme to date are Mullins Dowse Architects, 12 Riduna Park, Station Road, Melton, Woodbridge, Suffolk IP12 1QT. Tel: 01394 382544; Email: mail@mullinsdowse.co.uk. For the attention of Giles Pebody.

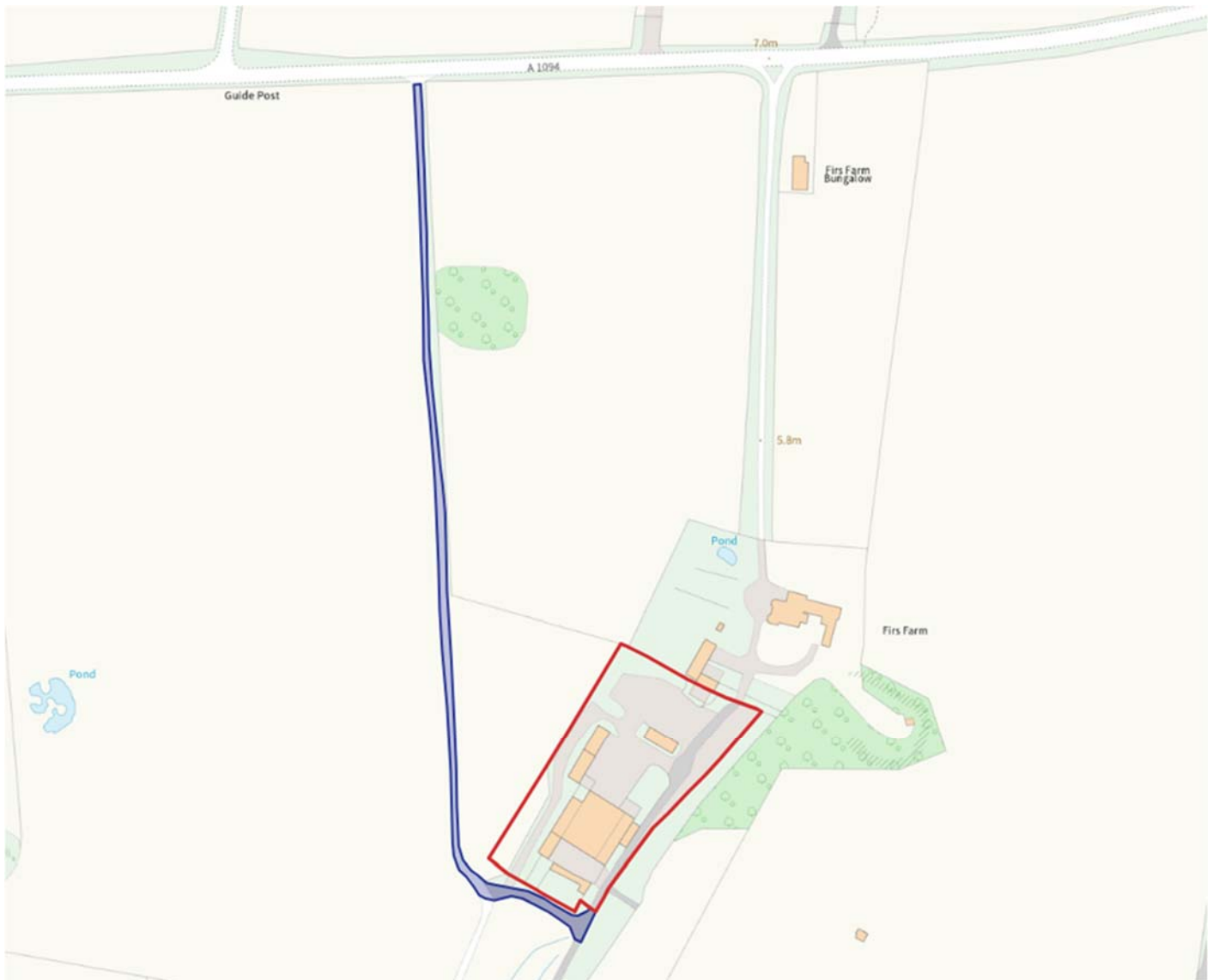
## Local Authority

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

## CIL

Community Infrastructure Levy (CIL) is payable, although this has been settled by the vendor in full. A copy of the Acknowledgement Notice is available on request.

## Proposed Sale Plan — Indicative Only



### 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.

*May 2025*

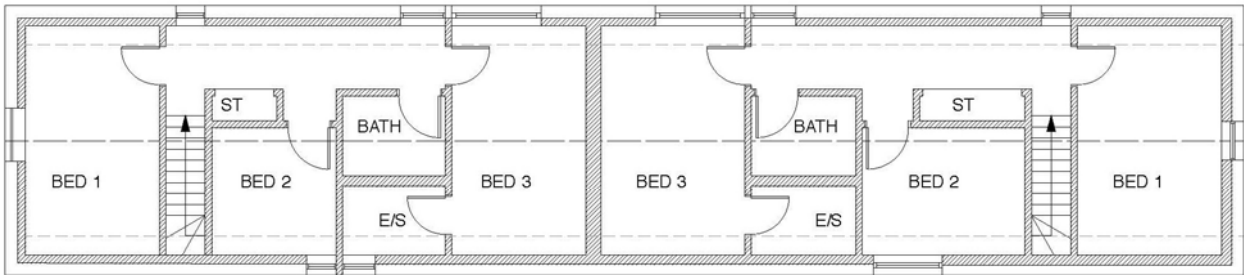
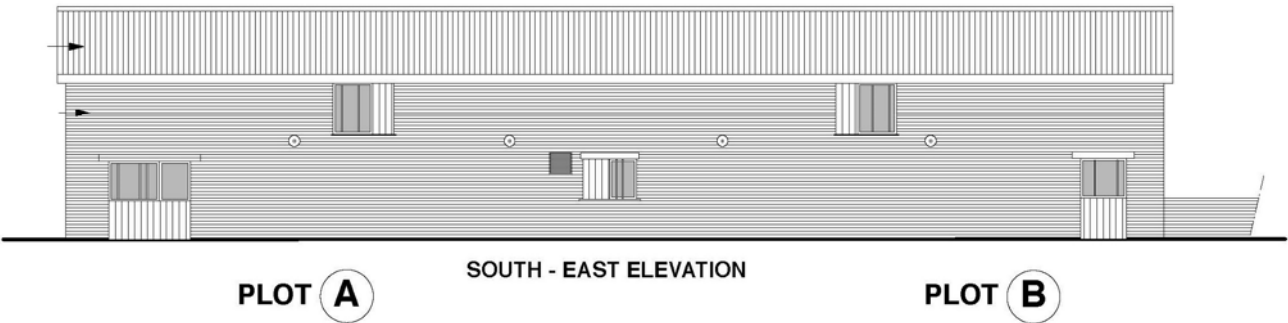
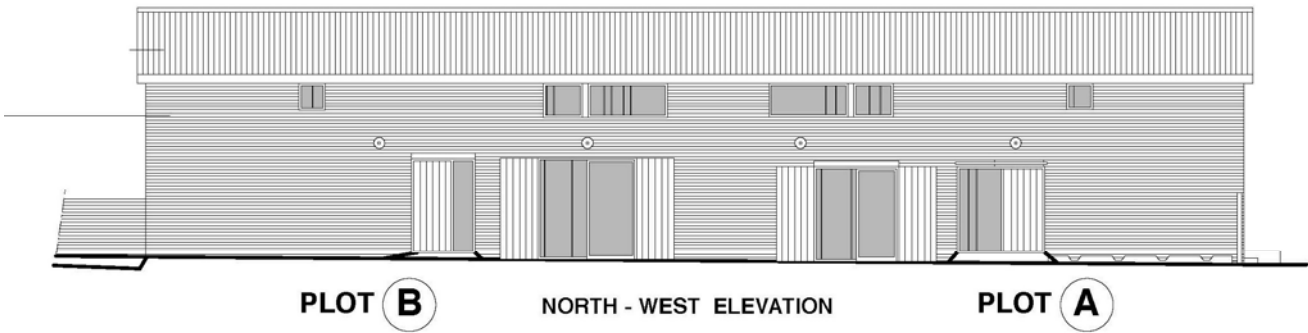


The site plan illustrates the layout of the University of Colorado Denver Health Sciences Center. Key features include:

- Building Footprints:** Labeled with letters A through F, showing various sections and wings.
- Parking Areas:** Designated as P1 through P7, with specific lot numbers and dimensions.
- Landscaping:** Includes 'Aspen sucker growth', 'Small elder trees', and 'Poplar (Aspen) trees, heights to 13m'.
- Infrastructure:** Shows 'Sucker growth from Aspen, heights 4m-5m' and 'Poplar (Aspen) trees, heights to 13m'.
- Orientation:** A north arrow is located in the top right corner.

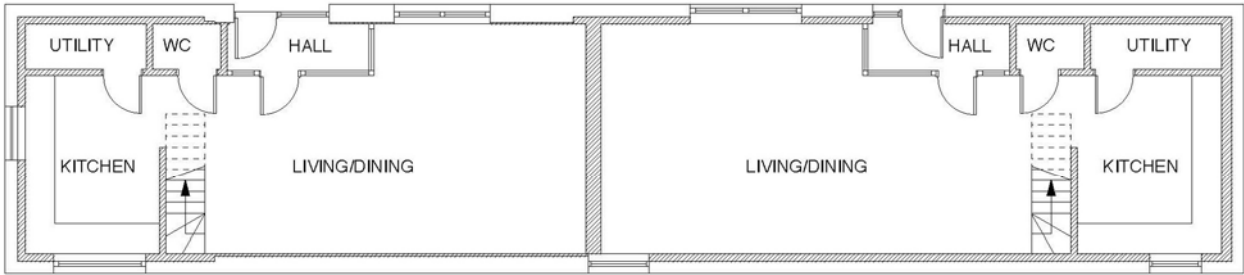


Plots A & B - Proposed Elevations & Floorplans - Indicative Only



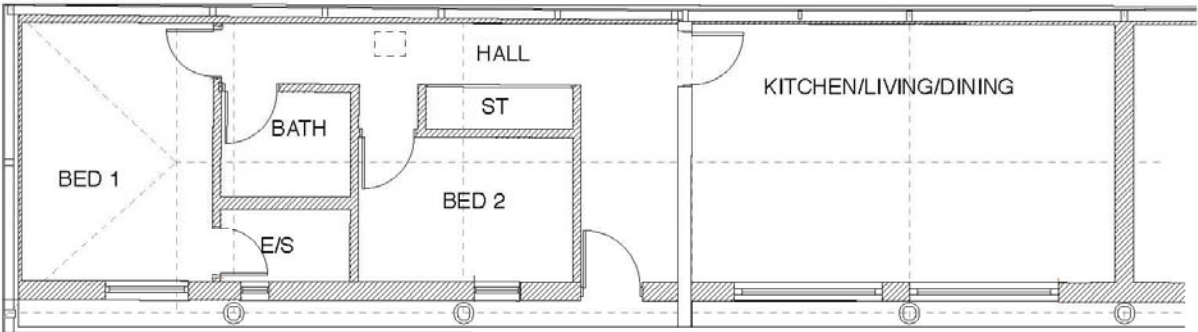
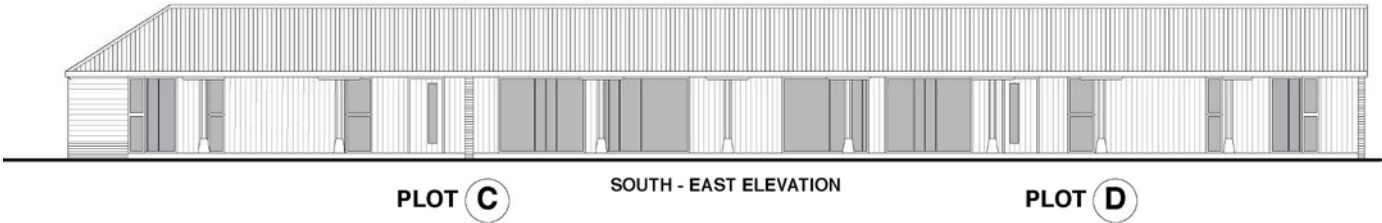
GIA: 104m2

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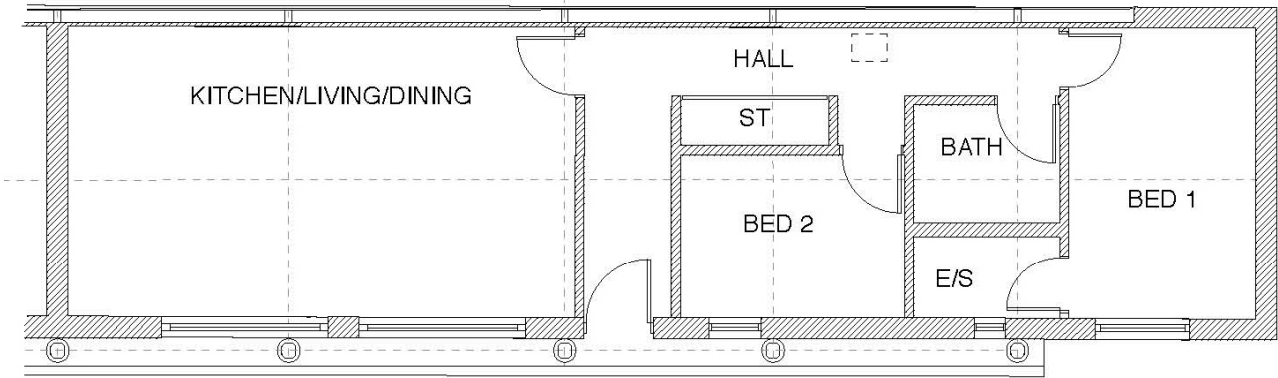


GROUND FLOOR PLAN

Plots C & D - Proposed Elevations & Floorplans - Indicative Only

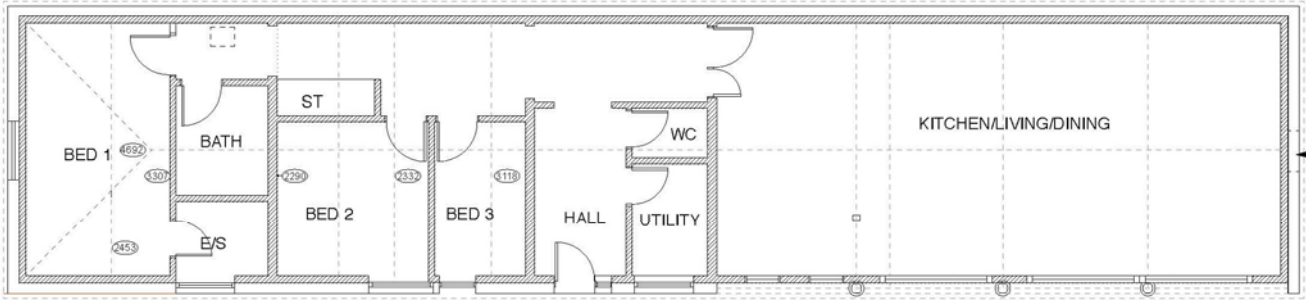
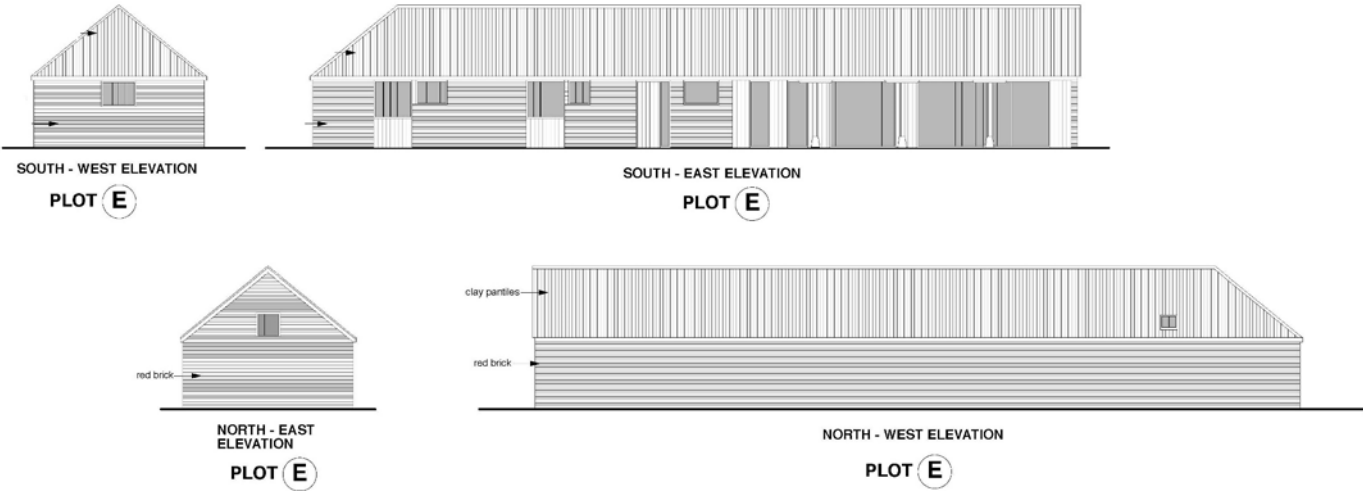


**PLOT C** GROUND FLOOR  
GIA: 74m2



**PLOT D**  
GIA: 72m2

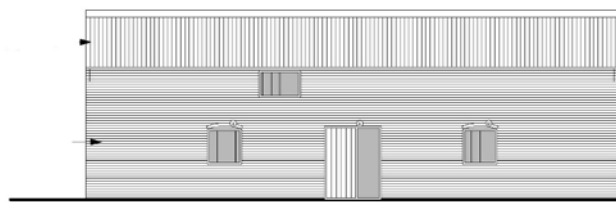
Plot E - Proposed Elevations & Floorplans - Indicative Only



GIA: 143m2



## Plot F - Proposed Elevations & Floorplans - Indicative Only



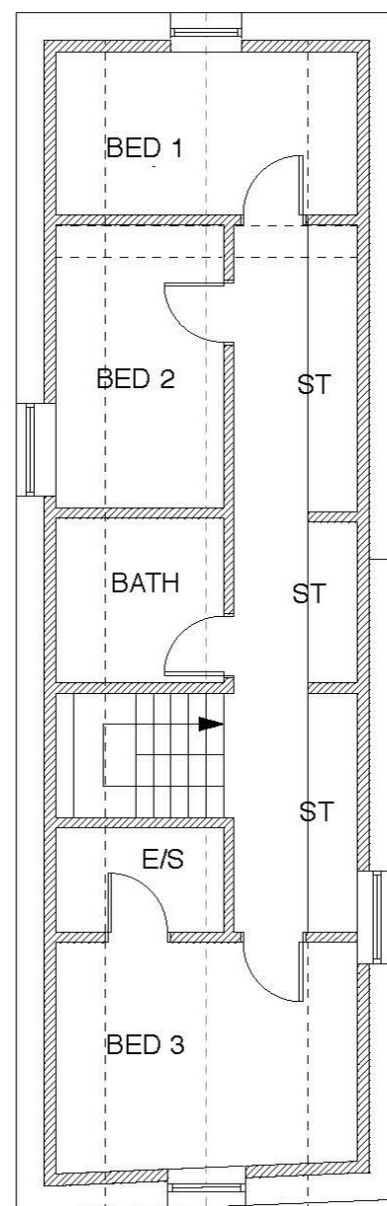
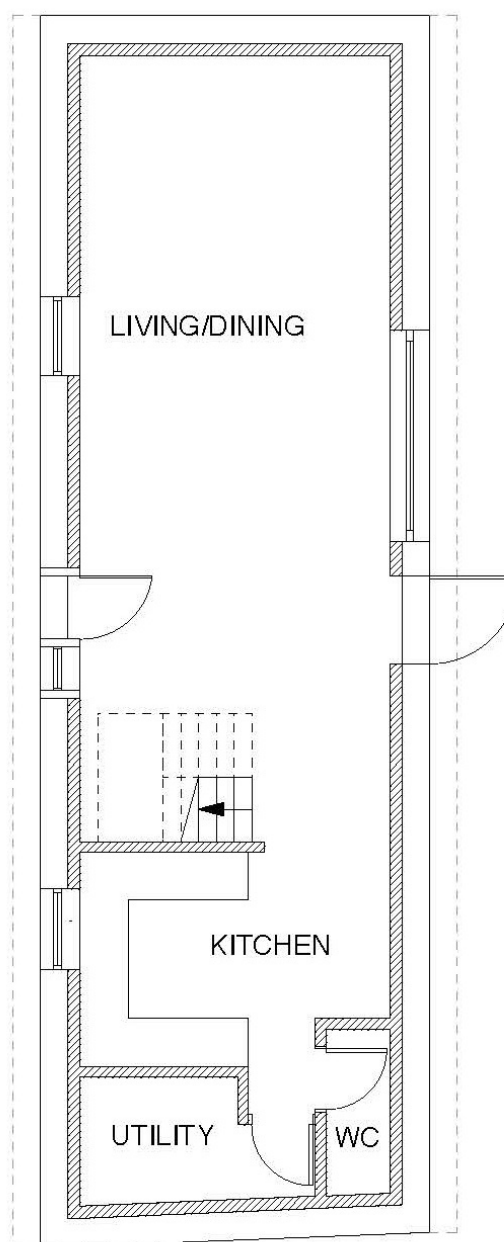
SOUTH - WEST ELEVATION

PLOT **F**



NORTH - EAST ELEVATION

PLOT **F**



2.000

2.000

PLOT **F**

GIA: 111m<sup>2</sup>

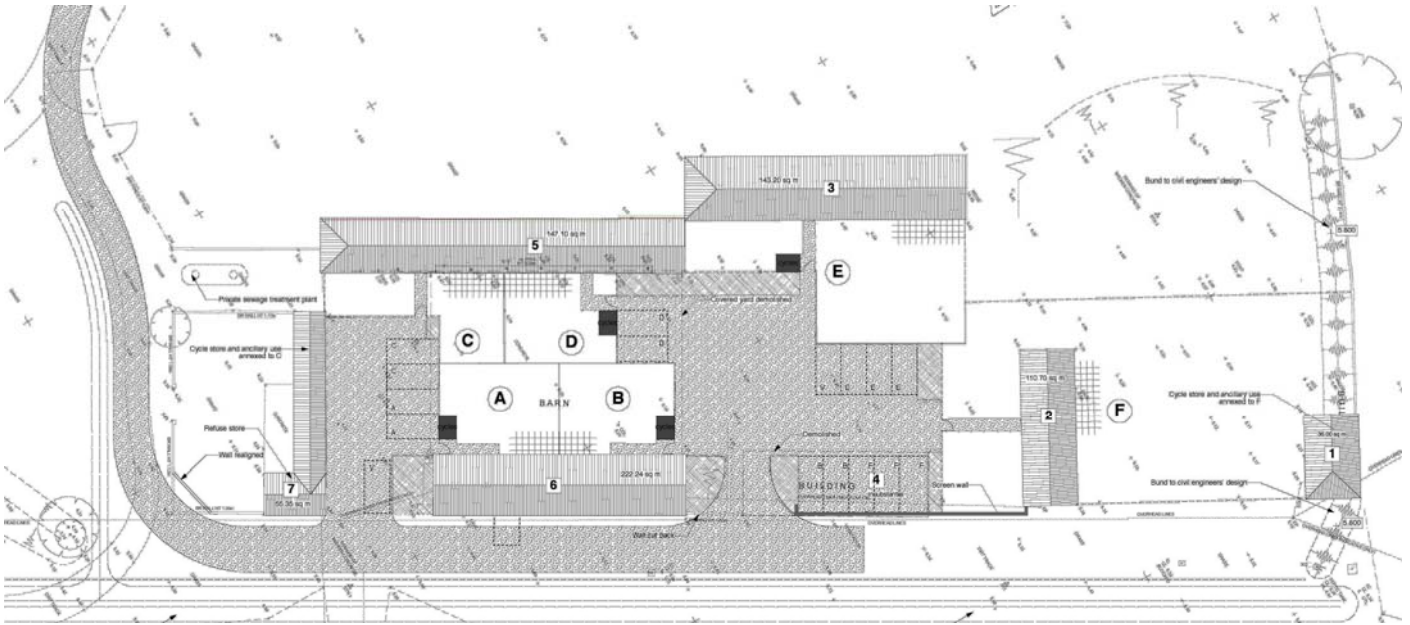


# Photographs





## Proposed Site Layout Plan - Indicative Only





## Directions

Heading in an easterly direction on the A1094 continue through the crossroads in Snape. A short distance after the left hand turning to Friston the access to the site will be found on the right hand side.

For those using the What3Words app: [///inflammation/orbited/submerged](https://www.what3words.com/#!/inflammation/orbited/submerged)



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