

A traditional Suffolk barn, together with excellent range of outbuildings, benefitting from pp for conversion into a four-bedroom dwelling on a site of over half an acre, in a semi-rural location on the edge of Stradbroke.

Guide Price
£275,000 Freehold
Ref: P7729/J

Red Brick Barn at
Mulberry Lodge
Laxfield Road
Stradbroke
Suffolk IP21 5NQ



Planning permission has been implemented to convert a traditional Suffolk barn with outbuildings to create an impressive four bedroom dwelling and gardens on a site of approximately 0.6 acres (0.24 hectares) in all.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The barn is set along the Laxfield Road, a short distance to the east of the village of Stradbroke. Stradbroke lies between the market towns of Framlingham, Diss and Eye and offers local shops and services including a Spar convenience store that caters for all day-to-day needs, a bakery, butchers, medical centre, village hall, children's play areas, hairdressing salon, library/Post Office, two public houses, a Church of England VC Primary School and Stradbroke High School. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs. The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies about 10.5 miles to the north-west of the property. From here there are direct trains to Norwich and London's Liverpool Street. Framlingham, with its medieval castle, is approximately 11 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 18 miles to the east. The county town of Ipswich lies about 25 miles to the south, and Norwich is about 29 miles to the north.

Description

Planning permission was originally granted by Mid Suffolk District Council on 19th June 1989 - Reference 439/89 - for the change of use of this traditional Suffolk agricultural barn to create one residential dwelling with garaging, an ancillary outbuilding and gardens. A copy of the planning permission is included within these particulars together with extracts of the consented plans.

We are advised by the vendors that this planning permission was implemented within the 5 year timescale by virtue of installing a footing and wall within the garage. We are further advised that these works were inspected and approved by the local planning authority at the time, and written confirmation in this regard is awaited. In 2016 the vendors also overhauled the roof of the main barn and installed Velux window lights in accordance with the planning permission.

The consented plans provide for an impressive dwelling of nearly 2,200 sq ft (204 sqm), with the ground floor accommodation comprising an entrance hall, spacious sitting room, kitchen, dining room, study, playroom and utility room, together with a double bedroom with adjoining bathroom. On the first floor it is proposed that there will be a landing area, principal bedroom, two further bedrooms and a bathroom.

Outside the plans provide for a parking and turning area to the front of the barn, that connect with the adjoining proposed garage. To the rear the designs provide for a courtyard garden with a number of the ancillary buildings to be demolished, but with some retained to serve as useful storage or workshop facilities. A number of the proposed outbuildings that were originally earmarked for demolition could well be retained and repurposed, subject to the necessary consents.

In all, the proposed area to be sold extends to approximately 0.6 acres (0.24 hectares).

Services

We understand that electricity is already connected to the site. A new mains water connection will need to be installed, and we understand that a mains supply is available in the public highway. Prospective purchasers should note that there is an existing water supply to the site from the retained land and this will remain in situ for a period of up to 6 months post completion at no charge to the purchaser. Drainage is already installed by way of a private treatment plant which discharges to the nearby ditch line and we are advised that this meets the 2020 regulations. However, interested parties should satisfy themselves by carrying out their own investigations with regard to the availability and capacity of services.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 123 4000.

Architects

The architects involved with the project to date are Hollins, 41 Market Hill, Framlingham, IP13 9BA; Tel: 01728 723959 or email jamest@hollins.co.uk.

Community Infrastructure Levy (CIL)

We understand that there is no Community Infrastructure Levy (CIL) payable, given the historic nature of the consent. However, prospective purchasers should satisfy themselves in this regard and any detailed enquiries relating to CIL should be referred to the local planning authority, Mid Suffolk District Council; infrastructure@babberghmidsuffolk.gov.uk.

Viewing

Strictly by appointment with the selling agent.



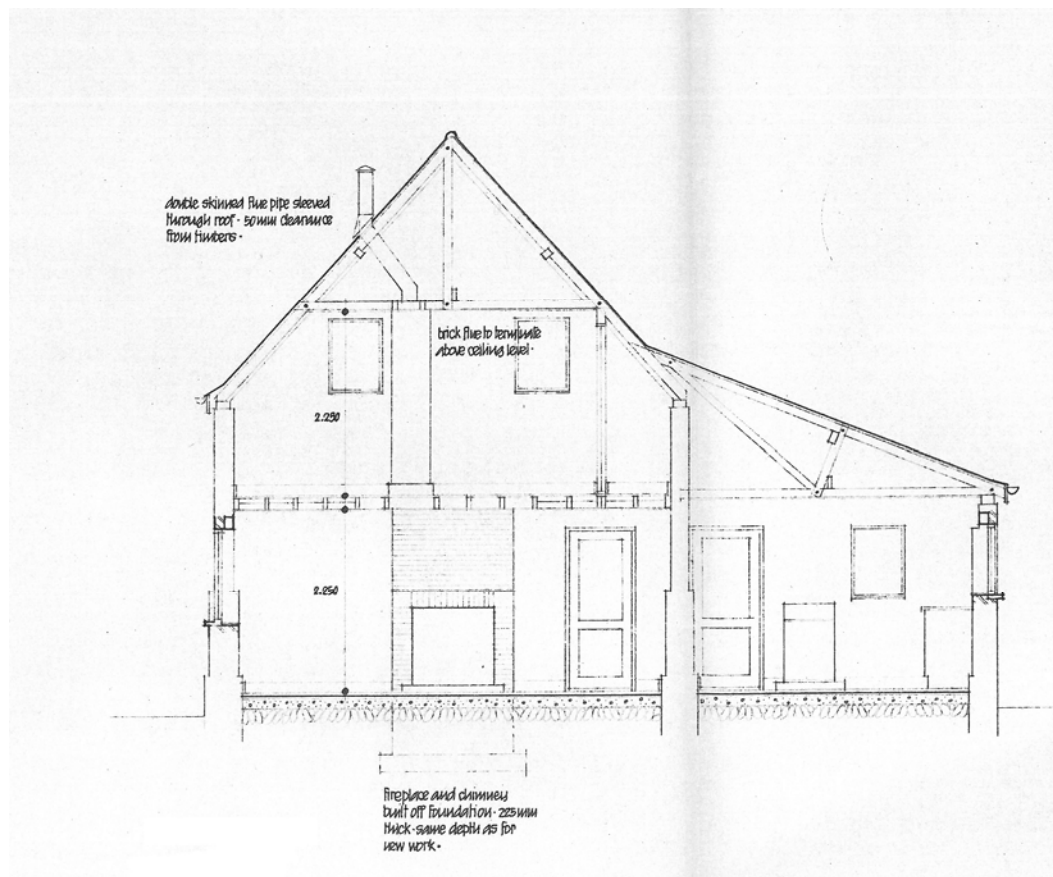
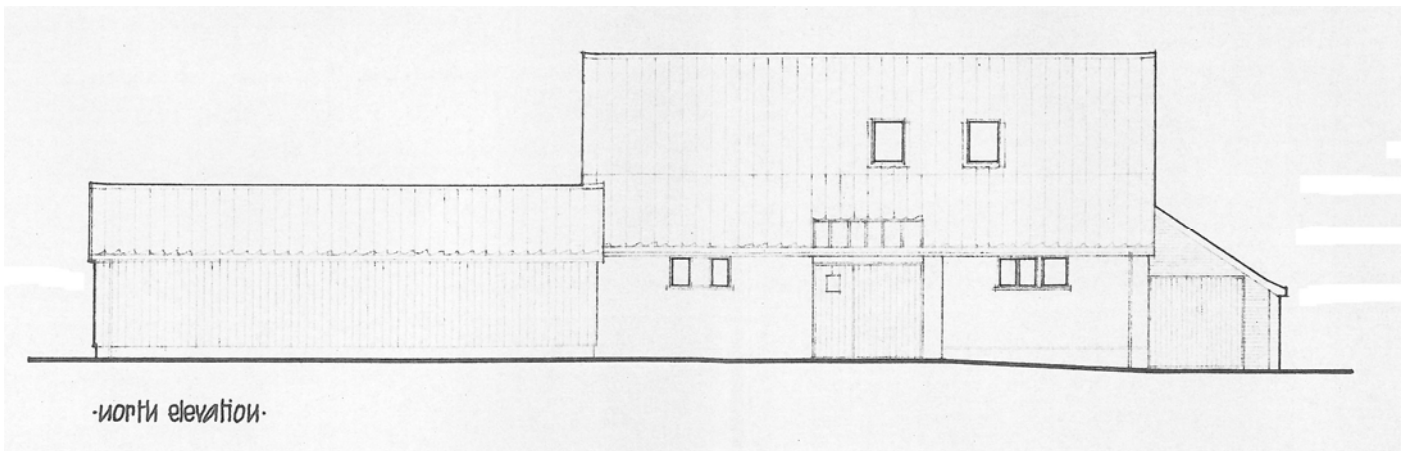
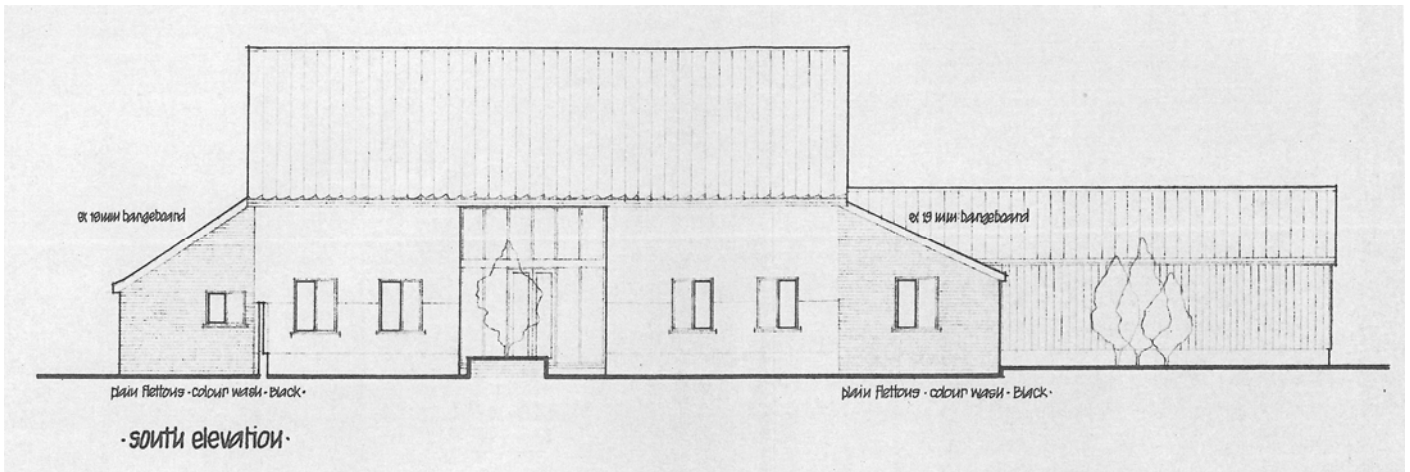


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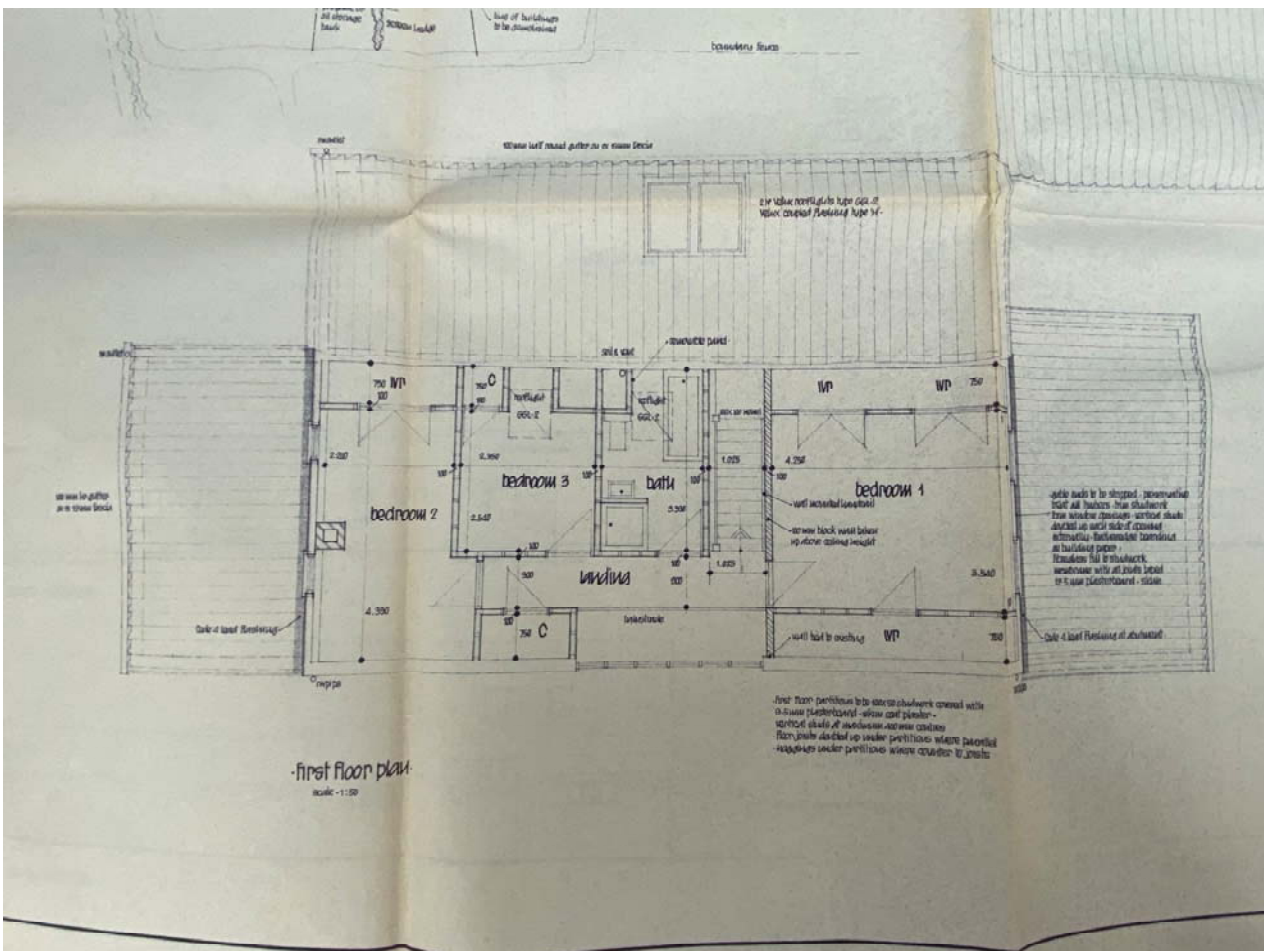
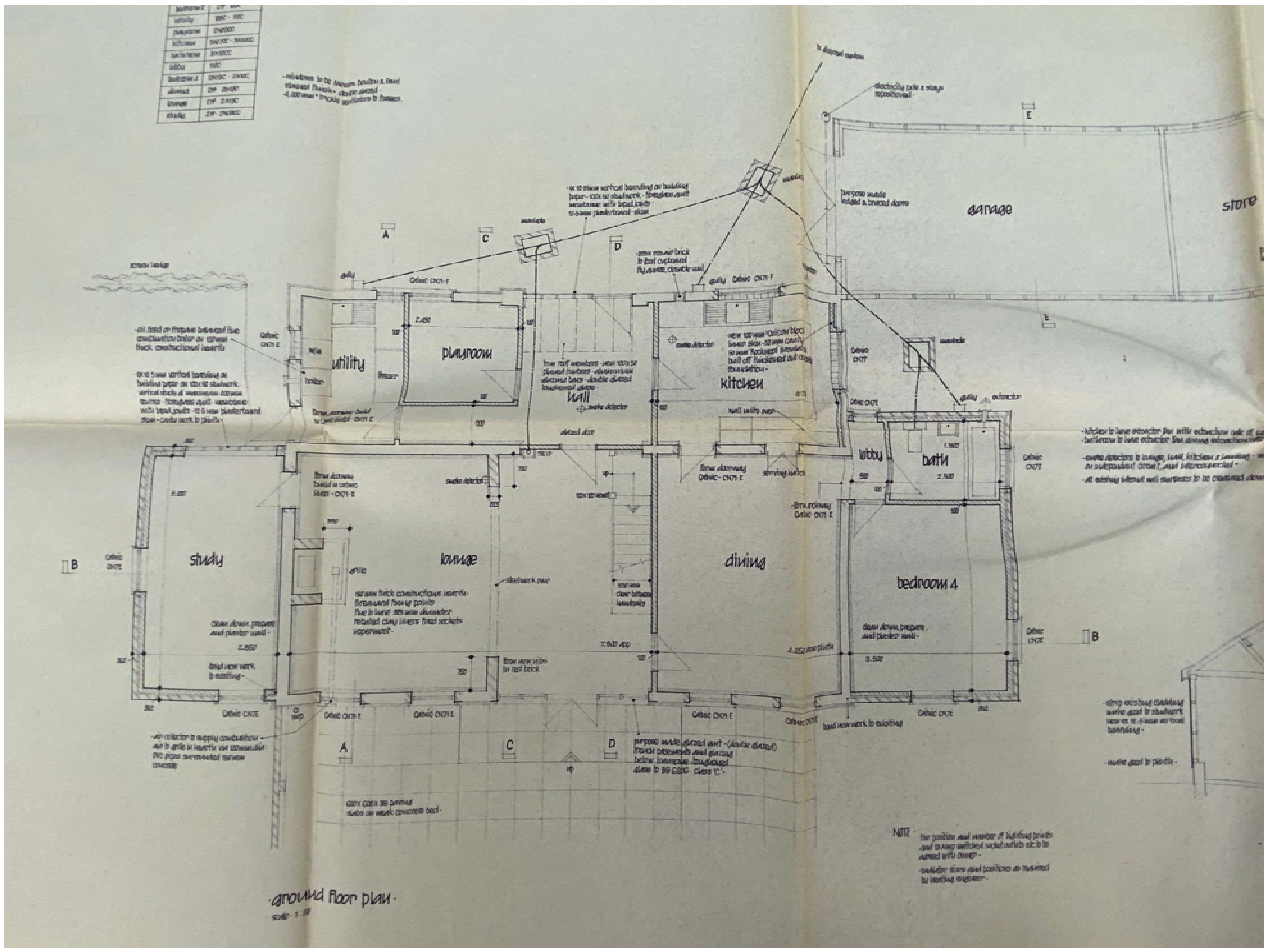
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.
3. The barn forms part of the larger Title for Mulberry Lodge. It will therefore be necessary for the Title to be split.

November 2025

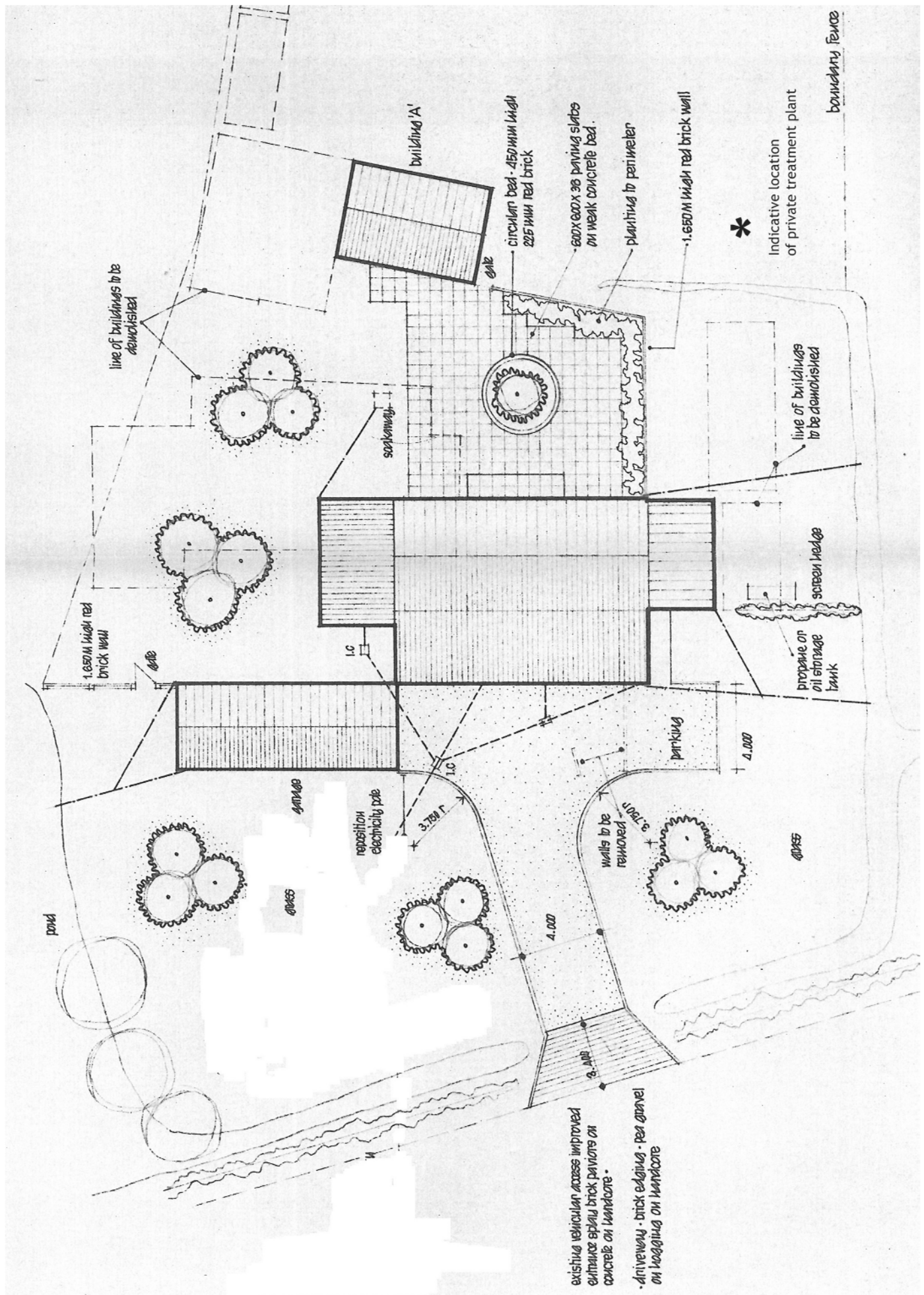
Proposed Elevations



Proposed Floorplan - Indicative Only



Site Plan - Indicative Only







Site Plan - Indicative Only



NOTE: The barn forms part of the larger Title for Mulberry Lodge. It will therefore be necessary for the Title to be split.

MID SUFFOLK DISTRICT COUNCIL

Council Offices, Needham Market, Ipswich IP6 8DL.

PLANNING PERMISSIONTOWN AND COUNTRY PLANNING ACT 1971 (As amended)
Town and Country Planning General Development Order 1988

FORM P2

Date of Application : 7.4.89 As amended by Drawing No. 88318/3A Application No:
Date Received : 14.4.89 439/89
Date Valid and Registered: 14.4.89

Name and address of agent

Hollins Chartered Surveyors
4a Market Hill
Franklingham
Woodbridge IP13 9AX

Name and address of applicant

G. Mayhew Esq.
c/o Hollins Chartered Surveyors

Proposed development and location of the land: Conversion of redundant barn to dwelling and garage, using existing vehicular access with septic tank drainage. Lodge Farm, Ashfield Green, Stradbroke.

The Council, as local planning authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions :-

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. The conversion of the building shall be carried out and completed in all respects in accordance with the approved plans prior to the building being first brought into the new use hereby permitted.
3. Notwithstanding the provisions of Article 3, Schedule 2 of the Town and Country Planning General Development Order 1988 (as amended), no garage(s) or car port(s) shall be erected except in accordance with plans showing the design and siting of such building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.
4. Notwithstanding the provisions of Article 3, Schedule 2, Class I.1 of the Town and Country Planning General Development Order 1988 (as amended), no enlargement or extension to the hereby permitted dwellings shall be erected or carried out except in accordance with plans showing the siting and design of such enlargement or extension which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.
5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, no windows, doors, or other openings, other than those shown on the approved plans shall be inserted in the dwelling hereby permitted without the prior written approval of the Local Planning Authority.

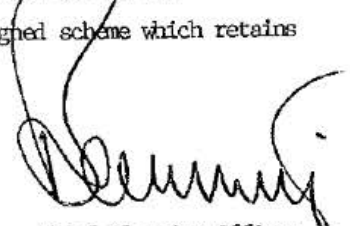
Note:

It is noted that no provision has been made in the approved plans for either fireplaces or chimney stacks. The applicant's attention is therefore drawn to Condition 3 above which would require the submission of a planning application for the erection of a chimney stack. In any event the applicant should be aware that the Local Planning Authority will resist any form of brick built chimney (or any other feature) which would alter the character of the building.

The reasons for the conditions are :

1. Required to be imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To ensure that all aspects of the approved scheme for conversion of the building is fully implemented in the interests of the character and the preservation of the building.
3. & 4. To enable the Local Planning Authority to retain control over such buildings in the interests of amenity.
5. To enable the Local Planning Authority to secure an orderly and well designed scheme which retains the character of the original building.

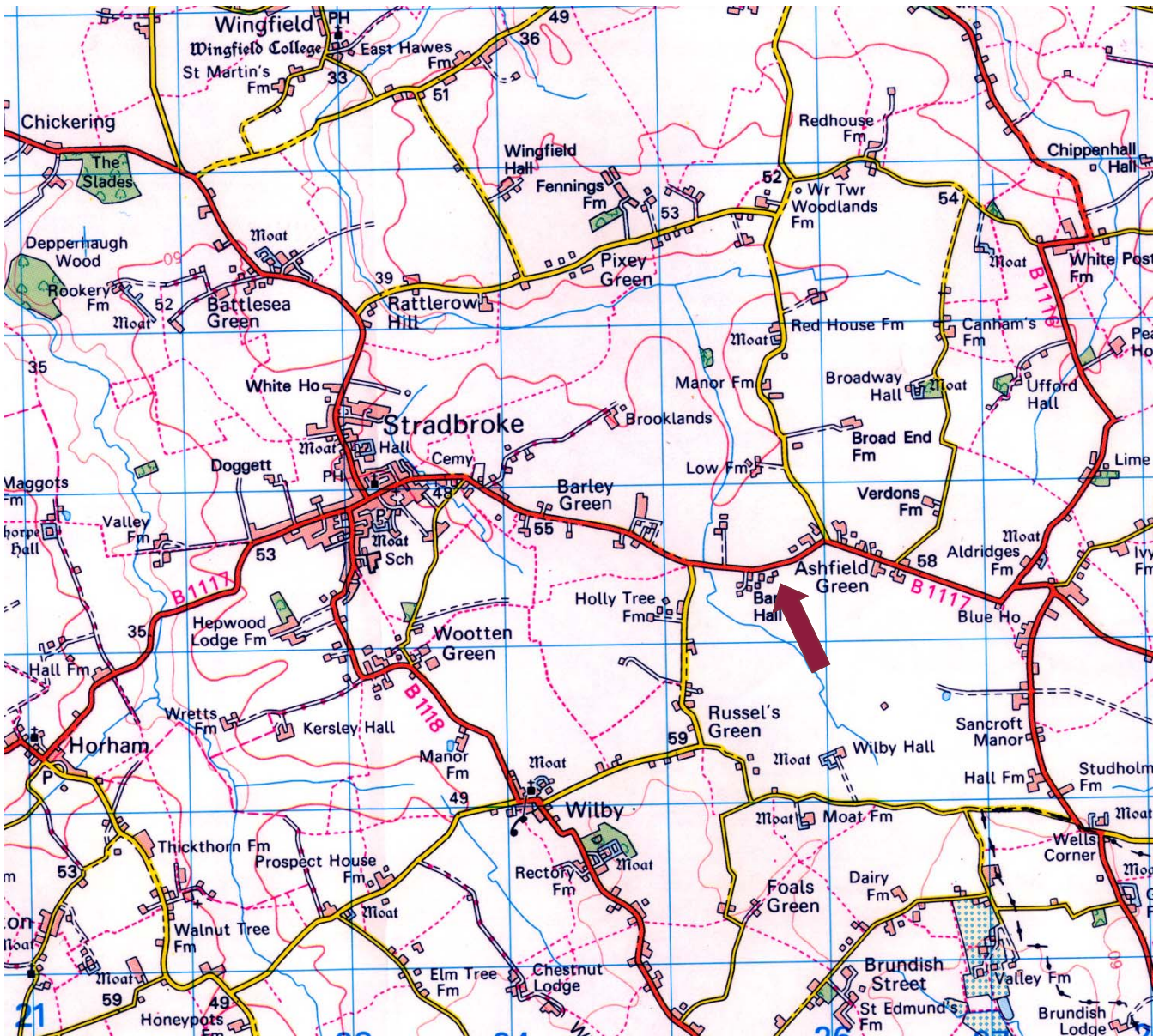
Date: 19 June 1989


Chief Planning Officer

Directions

Heading in an easterly direction on the B1117 from the centre of Stradbroke, proceed out of the village passing the cemetery on the left hand side. Continue along this road for approximately one mile and the barn will be found short way along on the right hand side after Barley Green Garage.

For those using the What3Words app: [///mole.smarting.remarking](http://mole.smarting.remarking)



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