



**Windmill Hill Barn,
Long Melford, Suffolk**

**DAVID
BURR**

WINDMILL HILL BARN, LONG MELFORD, SUFFOLK, CO10 9AD

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

An outstanding opportunity to create a stunning new home on the edge of one of East Anglia's most highly regarded villages set within around 2.2 acres (see agents notes).

There are a number of planning consents providing various options for a purchaser and in particular we would draw your attention to the planning pages on Babergh District Councils website www.babergh.gov.uk. These would include DC/23/03454 which is planning permission for the erection of a new dwelling (following demolition of the existing building). This stunning new home has been designed in a barn style to create accommodation of about 4500sq.ft. The property will enjoy far reaching views and grounds extending to about 2.20 acres.

For further information surrounding any conditions attached to the planning consent, to view floor plans, elevations, site plans etc, please visit Babergh District Councils website www.babergh.gov.uk searching the planning applications accordingly. We understand that for a non-self-build purchaser a CIL payment of £18,996.43 will be applicable just on DC/23/03454.

Windmill Hill House, the adjacent property, is also available to purchase and is available either separately or together with the barn as one lot. The house benefits from a total plot in the region of 5.6 acres which contains a combination of amenity and agricultural land. For more information please contact the office.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

TENURE: Freehold

CONSTRUCTION TYPE: Brick and block

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: flattered.frame.balancing

VIEWING: Strictly by prior appointment only through DAVID BURR.

Agent's Note

The agent has been advised that the 2.2 acre site which is being offered comprises a 0.39 acre site with residential amenity classification and a further 1.81 acre area which we are of the understanding has agricultural classification. Purchasers are encouraged to satisfy themselves in this respect. For a plan demonstrating the boundary, please contact the office.

Access to the site in accordance with planning application DC/23/03454 is in part shared with the neighbouring dwelling, Windmill Hill House.

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Rear Elevation of replacement dwelling under DC/23/03454

