



Grier & Partners
— LAND AND ESTATE AGENTS —

MOAT FARM BARN SITE, MARTINS LANE, CLOPTON,
WOODBIDGE, SUFFOLK, IP13 6QX
ASKING PRICE OF £427,500





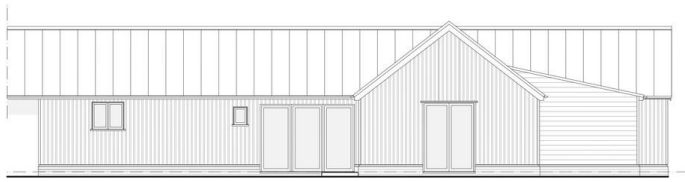
INTRODUCTION

an opportunity to acquire a stunning site for two bespoke single-storey properties within the rolling countryside of the village of Clopton. This site offers large gardens and an opportunity to create a uniquely attractive new build development in a rural location. In total some 2,292 square feet of accommodation over two plots designed to compliment the listed barn adjacent and fit seamlessly into the rural setting, all within just a 10/15 minute drive to the market town of Woodbridge. We highly recommend a site visit.



West Elevation





North Elevation



East Elevation



South Elevation



INFORMATION

with full planning consent granted Ref:

DC/24/3382/FUL for the construction of two substantial single storey dwellings. The plots benefit from approval for their own independent access from Martins Lane to a long driveway through the landscaped gardens of plot 2.

PLANNING CONDITIONS

Planning consent was originally granted prior to replacement with the current consent, on the basis of a class Q conversion of redundant agricultural building, therefore within the current planning consent is a requirement for the demolition of the existing steel portal frame barn prior to occupation of either property.

DRAINAGE

There is no provision for mains drainage at the site, it is expected that a private treatment plant system will be appropriate for use by the completed plots.

WATER

mains water is available in Martins Lane.

ELECTRIC

available from a transformer close to the Western Boundary of the site.

CIL LEVY

is chargeable upon commencement of the development at a cost of £44,811.90 a sizable reduction from the normal high charging rate charged in the area. This reduction is based on the deduction of demolished area from the chargeable square footage, please enquire for further details.

VIEWINGS

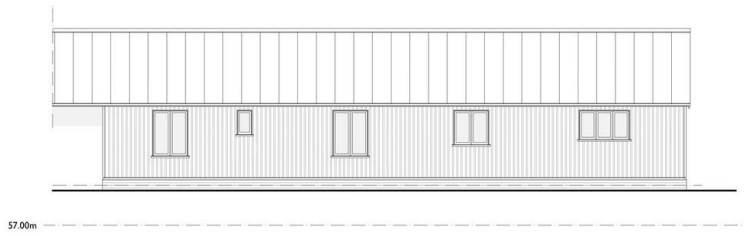
by appointment and accompanied by a member of staff from Grier & Partners only, we are available 9:00 – 6:00 Weekdays and 9:00 to 2:00 on Saturdays.

GDV

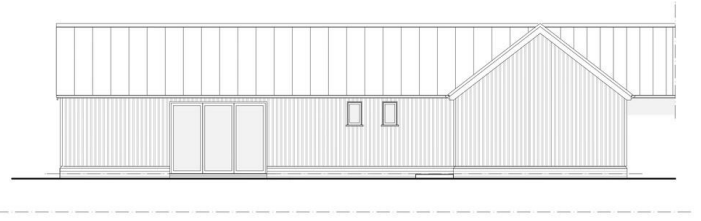
please enquire for our full GDV estimation for the site.



East Elevation



South Elevation

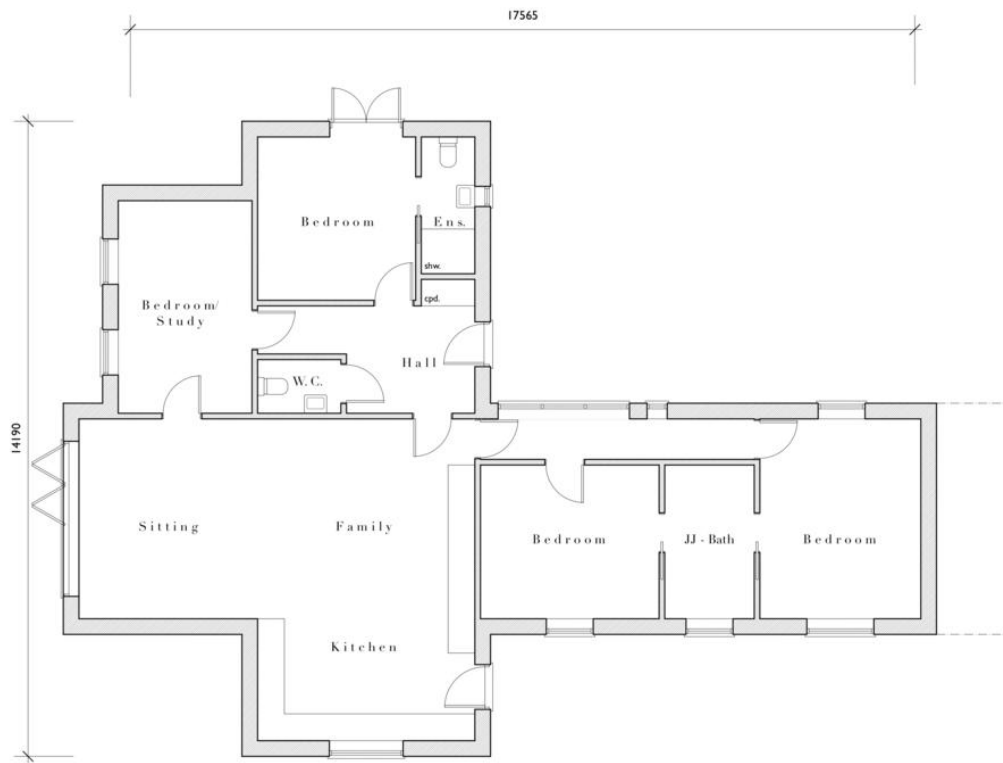


North Elevation



West Elevation

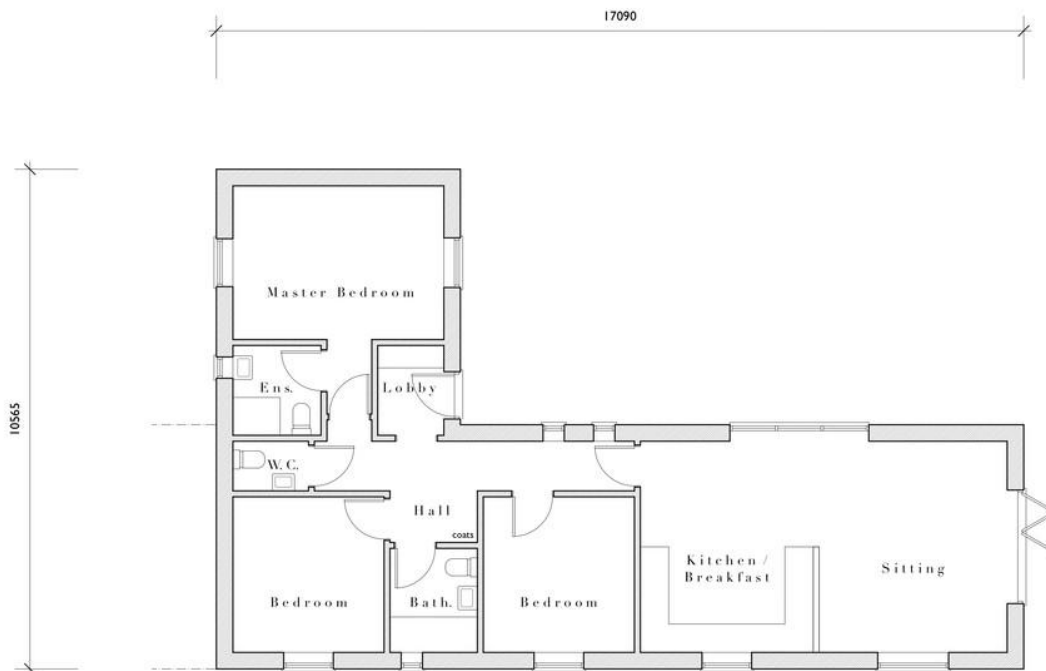




Ground Floor Plan

GIA - 1116 m²

PLOT ONE



Ground Floor Plan

GIA - 97 m²

PLOT TWO