

*A timber frame barn with planning permission to be converted to a three bedroom detached house, situated in a pleasant rural position just outside Needham Market.*



#### Guide Price

£239,500

Freehold

Ref: P7910/C

#### Address

Grinstead Barn  
Barking Road  
Barking  
Ipswich  
IP6 8HG



A barn with planning permission to be converted to a house of approximately 1,275 sq. ft (118.5 sqm) to comprise a hallway, open-plan kitchen/dining/sitting room, ground floor bedroom with en-suite shower room, utility room and bathroom. Two first floor bedrooms and shower room. Planning for a double cartlodge with office above.  
Grounds of approximately 0.70 acres.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

Grinstead Barn is situated on the Needham Market and Barking Parish boundary. Needham Market offers a good range of shops including a large Co-op, doctors, dentist, pubs and restaurants, together with a Primary School. The town lies in the Gipping Valley and the River Gipping flows through it. The whole High Street is a designated conservation area. From Needham Lake there are fabulous countryside and riverside walks. The property itself is located in a rural position outside the town and offers the best of both worlds.

## Description

Mid Suffolk District Council granted planning permission on 24th October 2025 under reference DC/25/03405 for the conversion and alterations to an existing agricultural barn to create a self-build dwelling, along with the construction of a replacement cartlodge and change of use of associated land to residential amenity. Some of the associated plans are included within the particulars but further documents, including the planning permission available from Mid Suffolk District Council planning website. The grounds extend to approximately 0.70 acres and as well as the barn conversion itself, there is a further area of meadow which includes a summerhouse.

## Services

It is understood that mains electricity is connected to the barn and mains drainage runs through the land adjacent. It will be the responsibility of the buyer to install mains water and it is understood that this is in the vicinity. Interested parties should carry out their own research.

## Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

## Community Infrastructure Levy (CIL)

It is understood that as this will be a self-build dwelling, there is no associated CIL but interested parties should undertake their own research and any CIL will be the responsibility of the buyer.

## Biodiversity Net Gain (BNG)

It is understood that the site is BNG exempt.

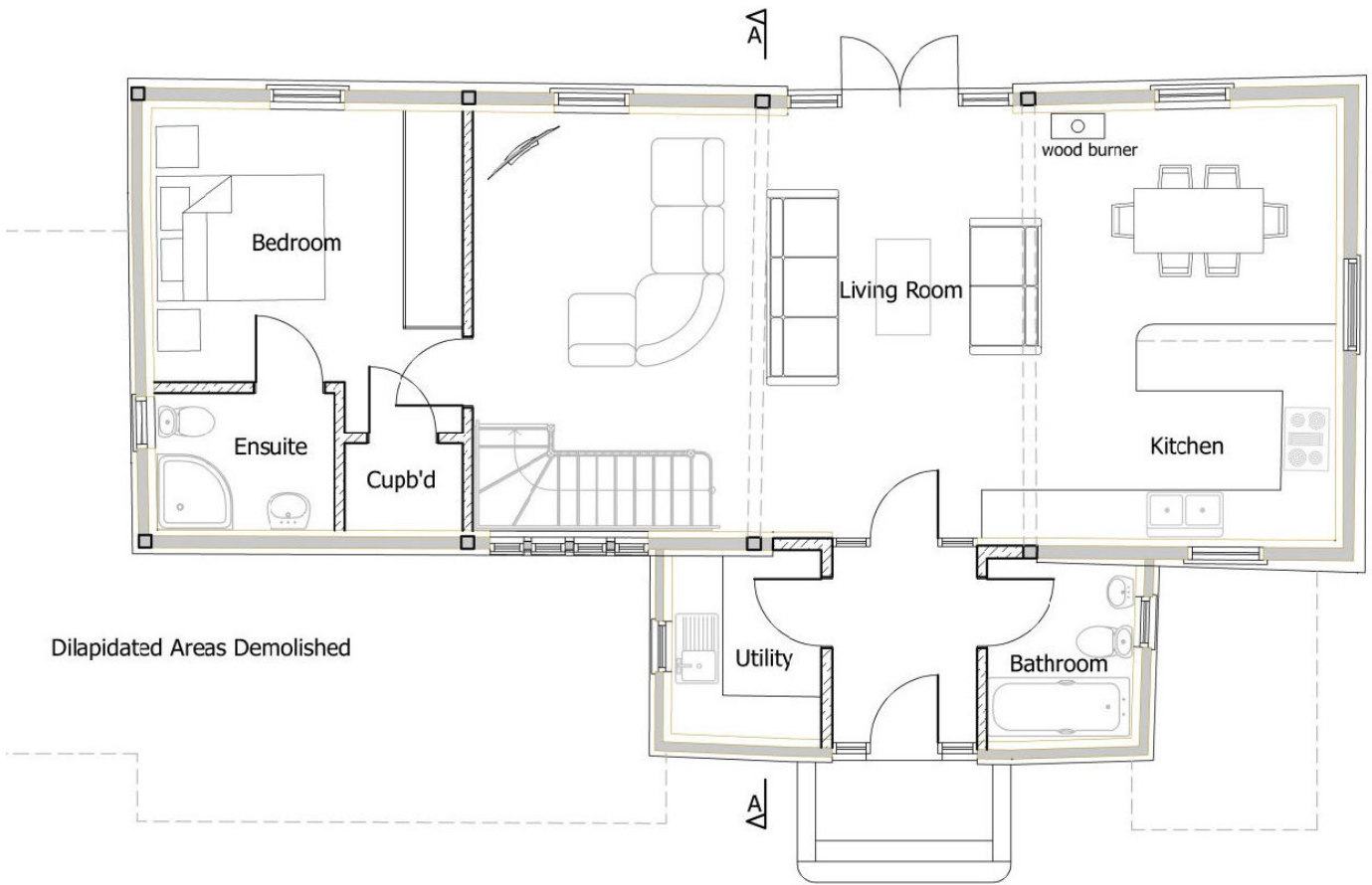
## Viewing

Please contact Clarke and Simpson to inform of your intention to view the property.

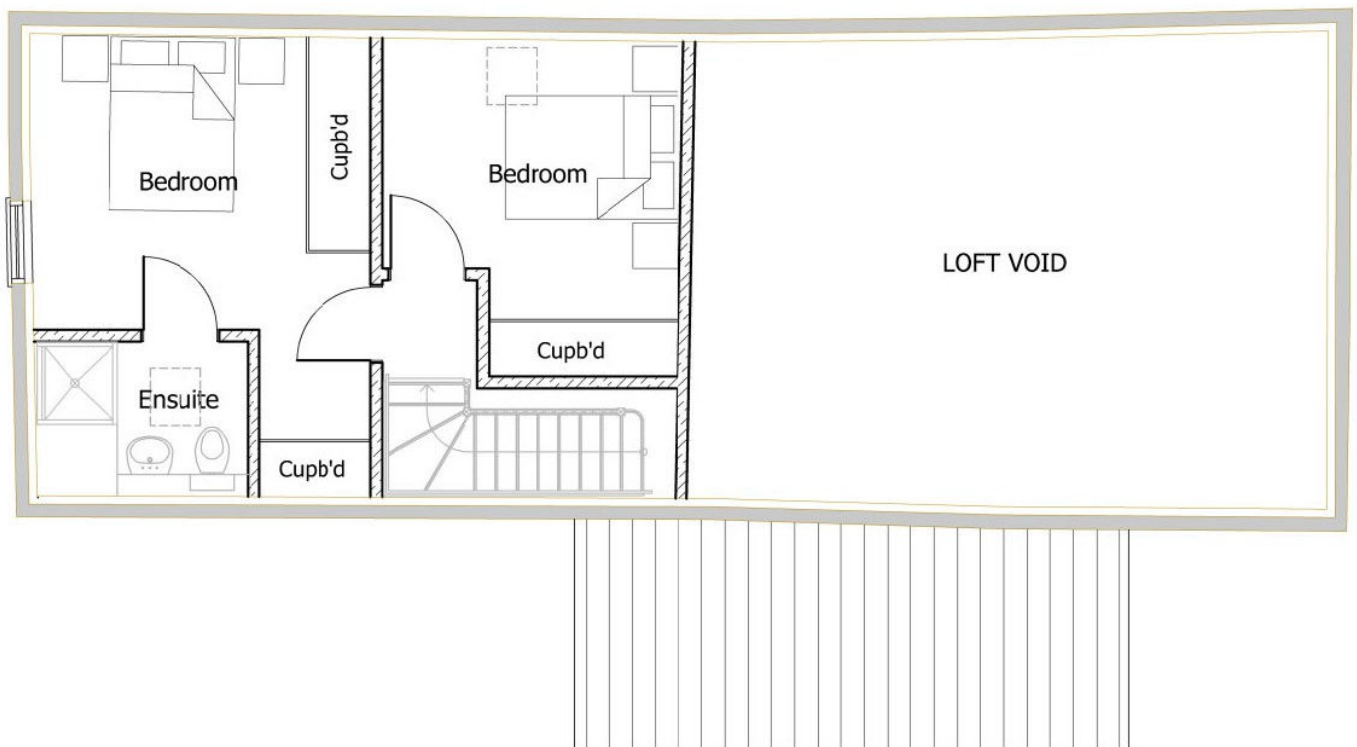


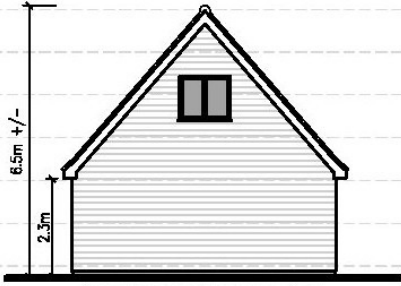




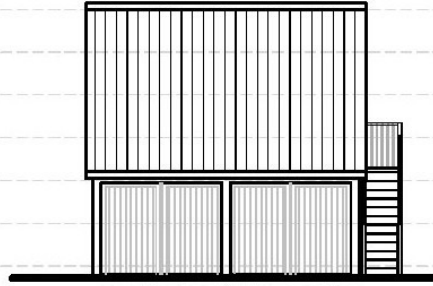


Dilapidated Areas Demolished





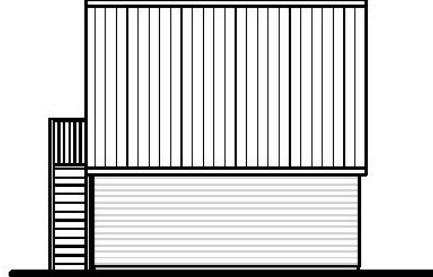
PROPOSED CART LODGE SIDE  
(NORTH WEST) ELEVATION (1:100)



PROPOSED CART LODGE FRONT  
(SOUTH WEST) ELEVATION (1:100)



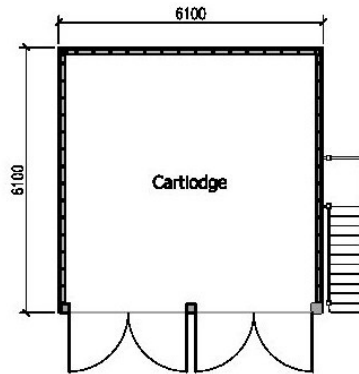
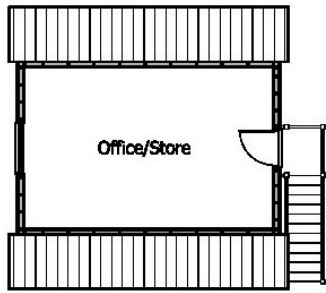
PROPOSED CART LODGE SIDE  
(SOUTH EAST) ELEVATION (1:100)



PROPOSED CART LODGE REAR  
(NORTH EAST) ELEVATION (1:100)

**CART LODGE MATERIALS**

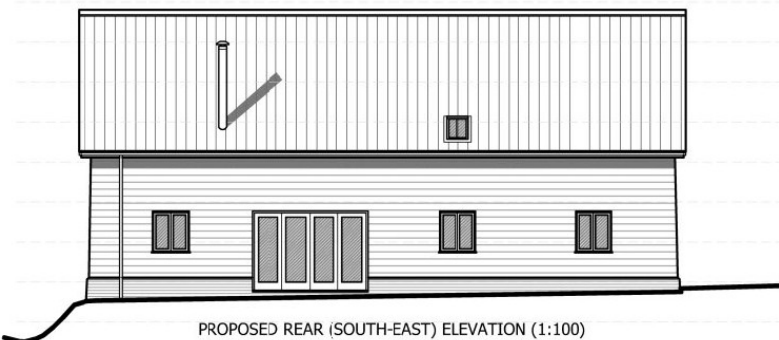
- Red Clay Plain Tiles.
- Black Painted Timber Cladding To Walls.
- Black Painted Timber Fascias & Soffits.
- Black Metal Effect Rainwater Goods.
- Window & Doors Double Glazed.
- External Timber Staircase.



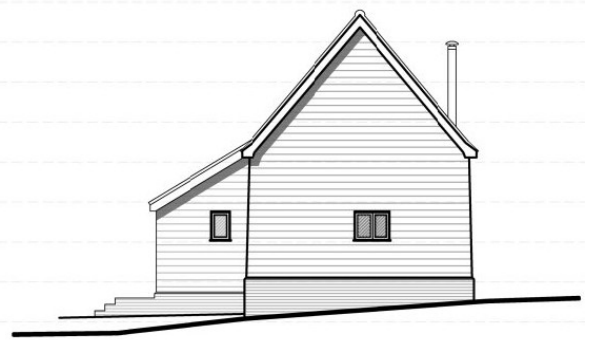
PROPOSED FRONT (NORTH-WEST) ELEVATION (1:100)



PROPOSED SIDE (NORTH-EAST) ELEVATION (1:100)

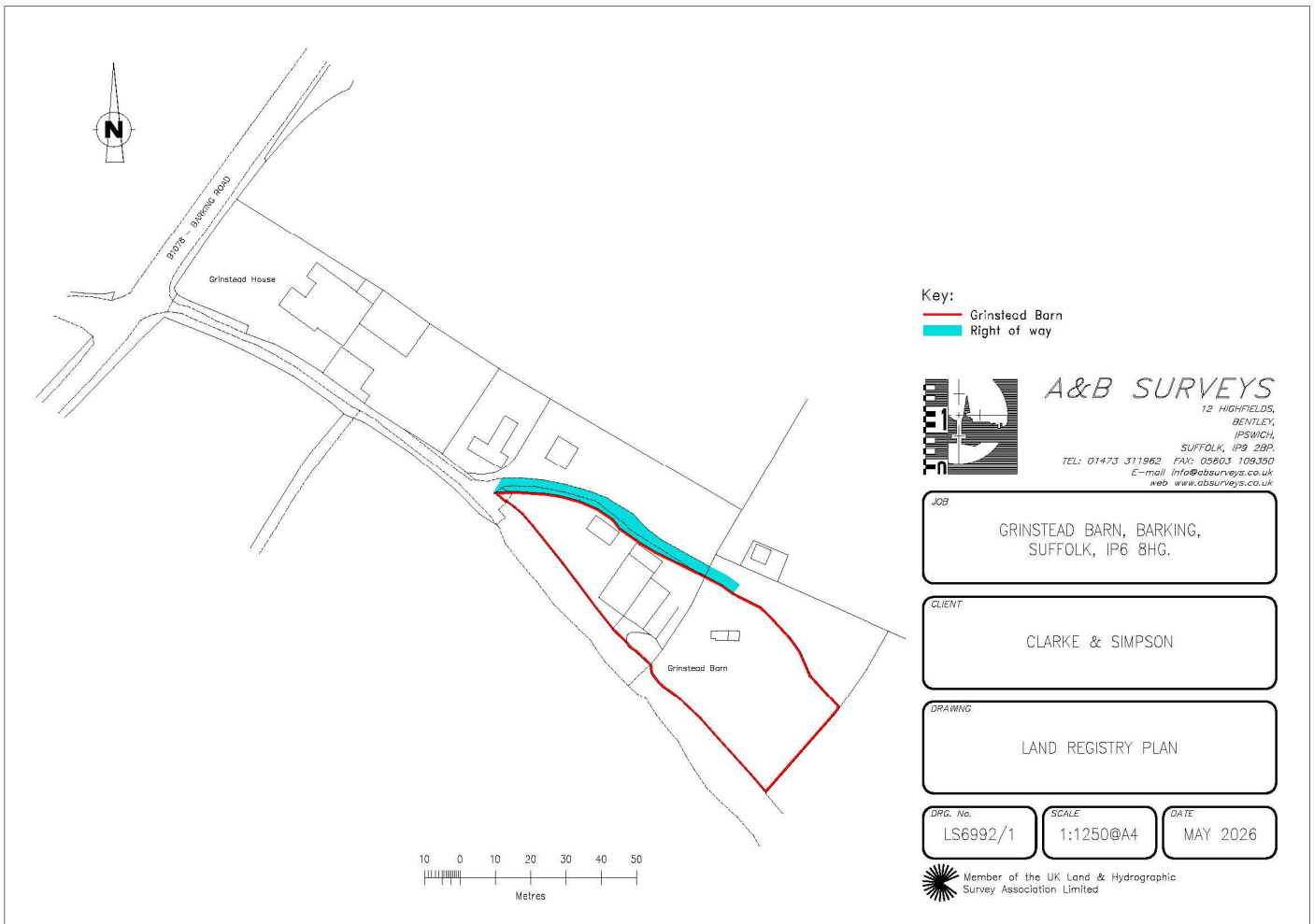


PROPOSED REAR (SOUTH-EAST) ELEVATION (1:100)



PROPOSED SIDE (SOUTH-WEST) ELEVATION (1:100)

# SITE 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.

3. The size of the buildings referred to in the particulars is a guide only and interested parties should undertake their own investigations in this regard.

4. An indicative site plan of what is being sold is included in these particulars with the property outlined in red. It is understood there is a right of way over the track to and from the highway, and along the drive shaded turquoise.

*June 2026*

## Directions

Heading north from Great Blakenham towards Needham Market on the B1113, turn left towards Barking onto the B1078 and proceed out of the town. Having passed the medical central on the right hand side, take the track on the left hand side where there is a sign for Grinstead Barn. Proceed up the track and bear to the left where the barn will be found in front of you.

What3Words: ///differ.altering.leaves



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