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Flavours Farm

Thrandeston, IP21

"Opportunities such as Flavours Farm are increasingly rare, particularly where such a significant level of infrastructure and planning groundwork has already been undertaken. Since its acquisition in 2018, the property has been comprehensively enhanced, including the installation of a private borehole, independent sewerage treatment plant, upgraded access, and the securing and implementation of planning consent.

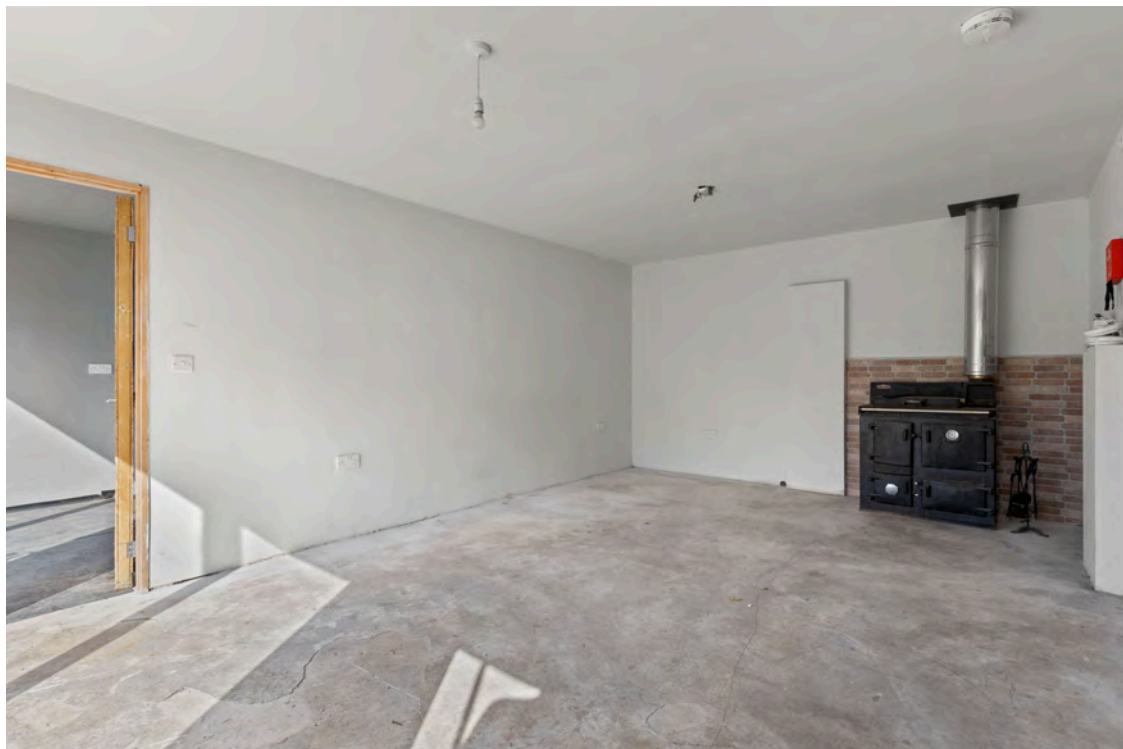
For a purchaser, this represents a considerable saving in both time, cost, and planning risk.

Whether you are seeking to establish an agricultural or commercial rural enterprise, diversify into leisure or events, or explore the longer term potential for residential use, the foundations are firmly in place.

This is a property that offers not only immediate usability, but also clear and compelling future potential, with much of the "heavy lifting" already completed."

Samuel Le Good | Partner





Neatly set within around 1.8 acres (stms) of peaceful Suffolk countryside, Flavours Farm presents a rare and versatile opportunity to acquire a beautifully positioned smallholding with both lifestyle appeal and further development potential.

Approached via a traditional wooden gated access, the setting immediately offers a sense of privacy and rural charm. The land itself is well suited to a variety of uses, benefiting from its established agricultural commercial status while equally lending itself to a tranquil personal retreat.

The existing building is a single-storey, barn-style structure measuring approximately 645 sq ft (60 sq m), finished in traditional black weatherboarding and blending effortlessly with its surroundings. Internally, the accommodation is both practical and adaptable, comprising three generous principal rooms alongside a WC, utility room, and additional storage space. The property is designed for self-sufficient, off-grid living, featuring a private borehole water supply and independent sewerage treatment plant. There is currently LPG gas connected to the property, with electricity supplied via a generator.

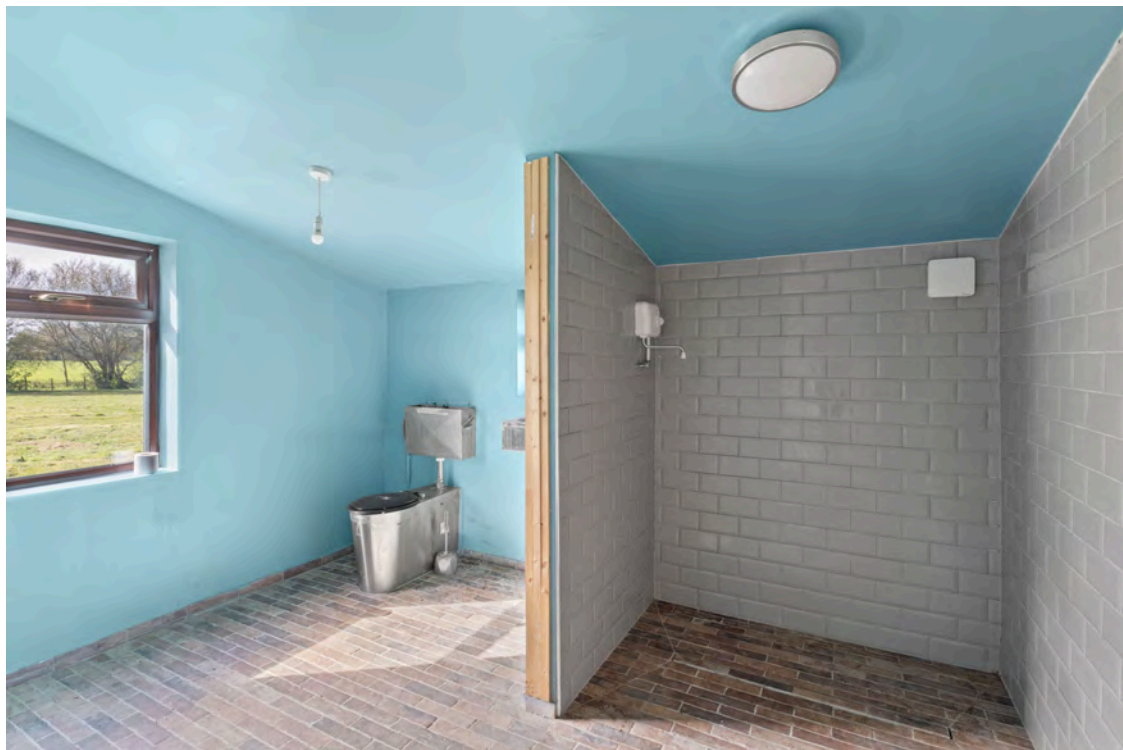
Planning consent has previously been granted for the change of use of the land and conversion of what was formerly an equine outbuilding into an agricultural commercial unit. Implementation included professional upgrades to the vehicular access, now benefiting from approximately 90 metres of visibility splays.

Following a successful planning grant in 2019, the site underwent significant professional development, including the installation of bespoke, high-grade infrastructure such as an independent borehole and private sewerage treatment plant. In alignment with this consent, the unit was utilised for small batch artisan herb processing until May 2024, confirming the lawful and permanent implementation of the permission.

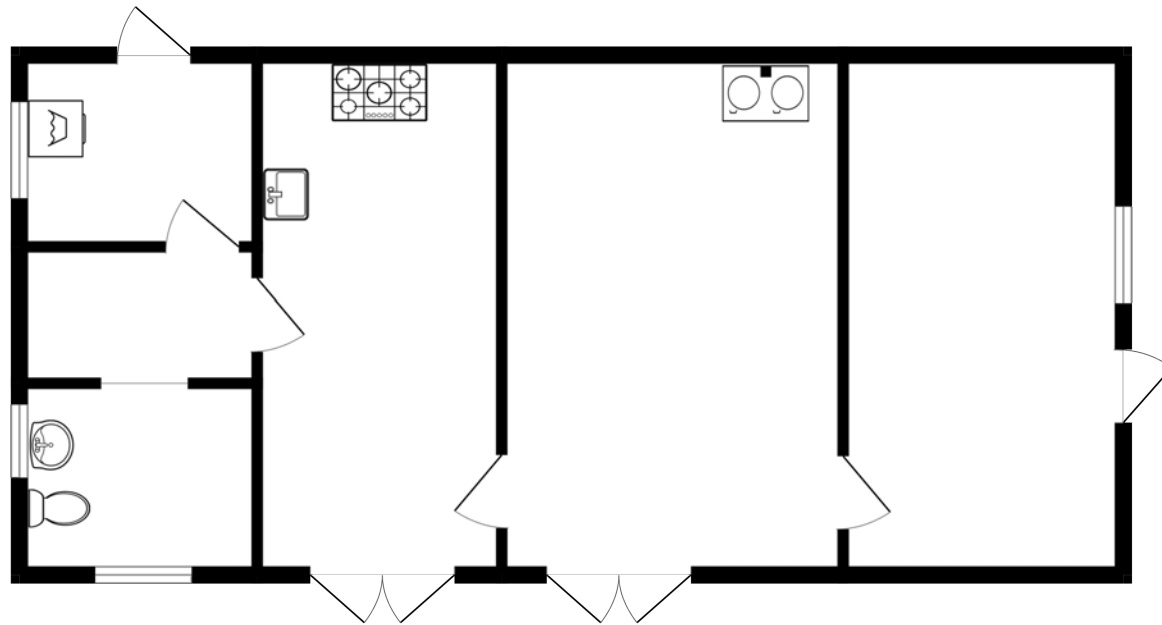
This established planning position, combined with the site's private and picturesque setting, offers clear scope for continued agricultural/commercial use, diversification into leisure or bespoke rural events (subject to planning), or the potential for a bespoke dwelling, subject to the necessary consents via Class Q, Class MA, or Paragraph 79 applications.

Further to this, planning permission has recently been secured for the siting of shipping containers, providing valuable additional storage and enhancing the overall functionality of the land.





GROUND FLOOR





Location

Thrandeston is a small and picturesque Suffolk village, known for its unspoilt countryside, rural walks, and strong sense of community. Nearby Mellis offers a charming village atmosphere with a renowned common, while the market town of Diss lies just a short drive away, providing a full range of amenities including supermarkets, independent shops, cafés, and a mainline railway station with direct links to London Liverpool Street. The surrounding area is rich in natural beauty, making it ideal for those seeking both tranquillity and connectivity.





Pond

Co Const & Ward Bdy

47.6m





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Agent's Details



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