



EAST BARN & HEDGEROWS FARM BUNGALOW

Brent | Eleigh | Suffolk



Chapman Stickels





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A DETACHED BUNGALOW OCCUPYING A SECLUDED RURAL LOCATION
TOGETHER WITH FULL PLANNING PERMISSION FOR THREE
SINGLE-STOREY DWELLINGS

Hadleigh – 3 miles / Colchester – 12 miles / Sudbury 10 miles





The Properties
Positioned on elevated ground to the end of a 300-metre private drive, East Barn & Hedgerows Farm Bungalow occupies some 12.6 acres of primarily agricultural land.

The bungalow was built in 1997, but subject to an agricultural occupancy condition due to its remote location. However, in February 2025 a lawful use certificate was issued which granted the restriction to be rescinded.

Covering some 160sq.m (1,721sq.ft) the bungalow is set in a residential curtilage of about 0.65 acres, which chiefly consist of areas of lawn / meadowland with ample off-road parking.

Immediately to the west of the bungalow is a timber frame and weatherboarded barn, with about 12 acres of agricultural land. The land is essentially divided into three sections; to the north is a former arable field which has been left in fallow. The mid-section consists of a small conifer plantation with adjacent meadowland and scrub, which is chiefly to the eastern side, and to the south of a former farm shop (which ceased trading in 2023) is an orchard.

The main front section (south) is an arable field which was previously tenant farmed; however, there are no third-party rights over the land. The property also forms part of a wide roadside verge, which extends west along the A1141. Please refer to the accompanying site plan.

Planning
Following prior approval for residential conversion for the existing agricultural barn, full planning permission has now been granted for its demolition for three, single-storey dwellings covering a gross internal area of 82 sq.m (882.2 sq.ft) respectively. Accordingly, all three units will provide a combined net internal area of 246 sq.m (2,647 sq.ft) with a total residential curtilage of 0.52 acres - equating to 0.17 acre per plot.

The approved dwellings will comprise – hall and inner hall, open plan kitchen / dining room, two double bedrooms a family bathroom. The full planning notice with 22 conditions, Design & Access Statement and associated site and floor plans are available via the Babergh & Mid Suffolk's planning portal (www.babergh.gov.uk/planning/) under reference DC/24/02110.

Conditions Of Sale
Construction Timeframe - The development shall be completed within 24 months of completion of the sale (to protect the amenity of neighbouring West Barn).

Access
The buyer will hold ownership of the access track, which adjoins the adopted highway (A1141). However, the track will require resurfacing. All occupiers will be granted a formal right of way and will thus pay an equal contribution to its maintenance hereafter.

Agent's note
Although infrequently used, a public footpath runs along the existing driveway, and along the western boundary of the far northern field.

Mandatory Biodiversity Net Gain
The areas shaded pink on the architects proposed site plans denote land reserved for biodiversity conservancy.





3D VIEW FROM SOUTHWEST



PROPOSED FRONT PERSPECTIVE

Public Footpath



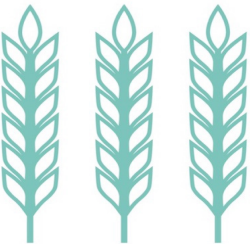
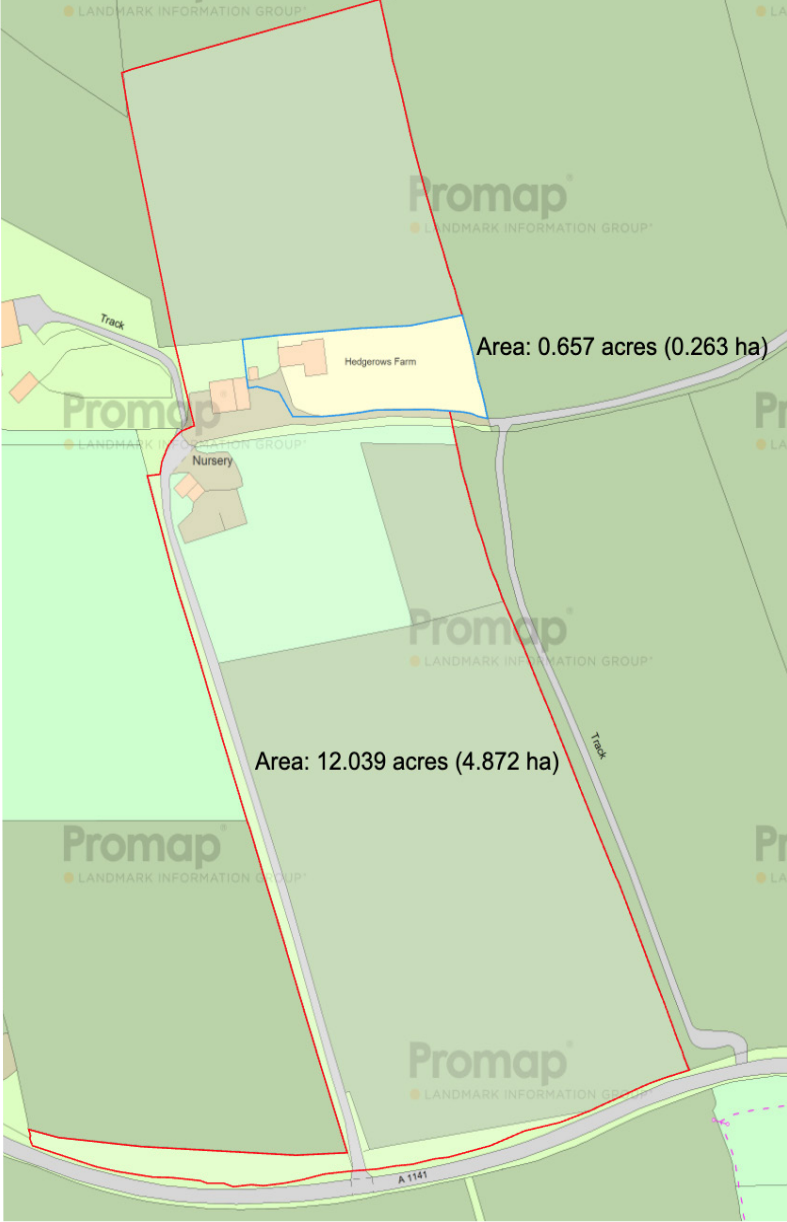
Location
Hedgerows Farm is discreetly situated on the eastern edge of Brent Leigh, nestling in the Brett Valley and surrounding by undulating countryside to all sides. The nearby medieval weaving village of Lavenham is about 2.8 miles away, which has an excellent range of day-to-day shopping facilities, pubs and restaurants. The smaller village of Monks Leigh is about 1.3 miles to the west.

Community Infrastructure Levy (CIL Liability)
For developers, a CIL payment will apply. The charge is based on an indexed calculation of £115 per sq.m of the entire proposed floor area. In this instance, the liability for East Barn is £12,354.

Further Obligations and Considerations
The discharge of all planning conditions and any unilateral undertakings.

Flood Risk
The site entirely lies within Flood Zone 1, which has the lowest risk of fluvial flooding.

Services
Mains water and electricity are on site but require connection. For the development opportunity, we anticipate a biological sewage treatment plant(s) will be installed for foul drainage.



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