



**Barn adj. Holmwood
Hitcham, Ipswich, Suffolk**

DAVID
BURR

Barn adj. Holmwood, Bury Road, Hitcham, Ipswich, Suffolk, IP7 7PP

The barn is situated along an adopted road with an established vehicular access off of a country lane. Hitcham is a popular village with village shop and parish Church and is surrounded by countryside providing some fine country walks. The well served historic village of Lavenham is 5 miles, the A14 trunk road providing access to the ports of Ipswich and Felixstowe and access to the Cathedral town of Bury St Edmunds can be joined at Stowmarket, the latter also providing a commuter rail service. The county towns of Ipswich and Colchester are 15 miles and 20 miles respectively.

A rare opportunity to acquire an unconverted barn in a wonderful rural location on the edge of a highly-regarded Suffolk village. The property does not currently hold any particular planning consent and represents an opportunity for a purchaser to acquire planning permission that suits their needs.

The plot comprises approx. 0.67 acres and includes an area of off-street parking to the front as well as an area of lawn which abuts an attractive woodland to the rear.

The structure itself is a steel framed barn with a corrugated aluminium cladding. The property is currently largely disused and has the remains of a water supply in one corner.

Agent's Notes

The driveway will be shared to a small extent as it leaves the public highway for a holiday cottage which will remain part of the seller's property adjacent. For further information please contact the office.

The owner is open to negotiation with offers along the lines of an option agreement or a joint venture agreement For further information please ask the office.

SERVICES: Main electricity connected. There is currently no specific water supply or drainage connection. Purchasers will be required to arrange for their own private drainage system to be installed. **NOTE:** None of these services have been tested by the agent.

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

TENURE: Freehold

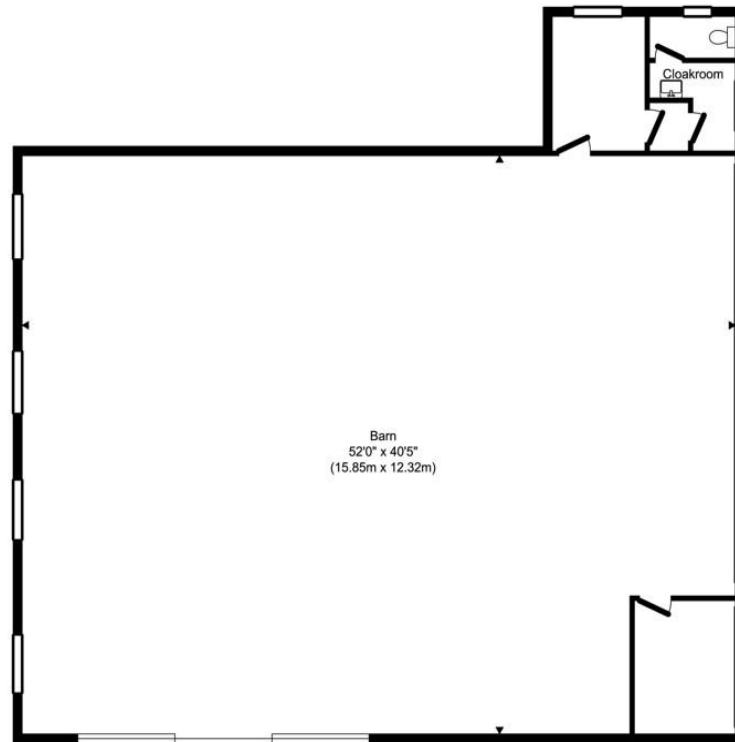
EPC RATING: N/A

WHAT3WORDS: ///scream.refuses.motored

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Barn
52'0" x 40'5"
(15.85m x 12.32m)

Outbuildings
Approximate Floor Area
3228.63 sq. ft.
(299.95 sq. m)

