

An aerial photograph of a rural farmstead, identified as Pond Farm. The image shows several buildings, including a large main house and several outbuildings, surrounded by trees and fields. The entire image is covered with a dark green, semi-transparent overlay. The text is centered in the upper half of the image.

POND FARM
SOUTHWELL ROAD STOVEN NR34 8EY

For Sale: Development Opportunity

DURRANTS
SINCE 1853

POND FARM

SOUTHWELL ROAD STOVEN NR34 8EY

For Sale: Development Opportunity

Guide Price: From £200,000 per plot

Key Features

- Farmhouse and substantial range of barns
- Redevelopment potential
- Charming rural location
- Grade II listed buildings
- Over 7,000 sq.ft of accommodation
- Positive pre-app enquiry response
- Potential to split into three dwellings
- 1.5 acre site (subject to survey)
- Available as a whole or in three lots



DESCRIPTION

Pond Farm presents an exciting opportunity to acquire a substantial Grade II Listed farmhouse together with a range of listed barns set within approximately 1.5 acres of land (subject to survey). The property now requires comprehensive refurbishment and offers considerable scope for an incoming purchaser to create a highly individual country residence or residences.

Pond Farm occupies an elevated and particularly attractive rural position on the edge of the Sotterley Estate and to the seller's knowledge has not previously been offered for sale on the open market in its history.

AVAILABILITY / PRICE

	Price (£)	sq ft
Lot 1 - Waggon Lodge	£200,000	102
Lot 2 - Farmhouse	£325,000	255
Lot 3 - Threshing Barn	£325,000	360



LOCATION

Stoven is a small and peaceful rural village situated in the heart of the Suffolk countryside. Surrounded by attractive farmland, the village offers a wonderfully tranquil setting while remaining conveniently positioned for both the coast and a number of well-served market towns.

The nearby market town of Beccles is approximately 5½ miles away and provides an excellent range of everyday amenities. Beccles is also well known for its attractive riverside setting on the River Waveney and provides rail services to Norwich and Lowestoft. The Suffolk Heritage Coast is readily accessible, with the popular seaside town of Southwold approximately 7 miles away.

Norwich is approximately 25 miles to the north-west, providing extensive shopping, leisure, cultural and employment facilities, together with mainline rail connections.



PLANNING

The property by virtue of its existing use has permission for a single dwelling and associated agricultural barns as forming part of the original farmstead.

The owners have recently obtained formal pre-application enquiry advice from East Suffolk Council which highlights that a proposal for three dwellings (1x farmhouse, 2x barn conversions) could be supported in this location to help with the preservation of the listed farmstead. A copy of this advice is available from the agents.

A number of the structures are listed as Grade II as follows:-

Farmhouse – 1491949

Cart Lodge – 1492118

Waggon Lodge & Store – 1492119

Threshing Barn & Attached Structures – 1492117



SERVICES

We understand mains electricity and water are connected to the property. Foul drainage is currently discharged via cesspit. Services and utility connections will no doubt require upgrading to modern standards.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of G.

LOCAL AUTHORITY

East Suffolk Council.

DIRECTIONS

From Stoven Church in the village centre, proceed north on Southwell Road for approximately 1 mile where the property will be found on the right hand side.

what3words: nylon.books.trouser







- /// SHARED DRIVE.
- A - CART LODGE
CONVERTED TO
GARAGING.
- B - THE FARMHOUSE
CONVERSION.
- C - THRESHING BARN
CONVERSION.
- D - CONVERT TO
GARAGING FOR
THRESHING BARN.
- E - CONVERT TO
GARAGING FOR
FARMHOUSE.
- F - WAGON LODGE
CONVERSION.
- [---] 2.5x5m PARKING
SPACE.
- [■] BORDER SHIMING.



POND FARM.
SKETCH LAYOUT.
SCALE 1:500 e.A3.
MAY. 26 SK05



Pond Farm

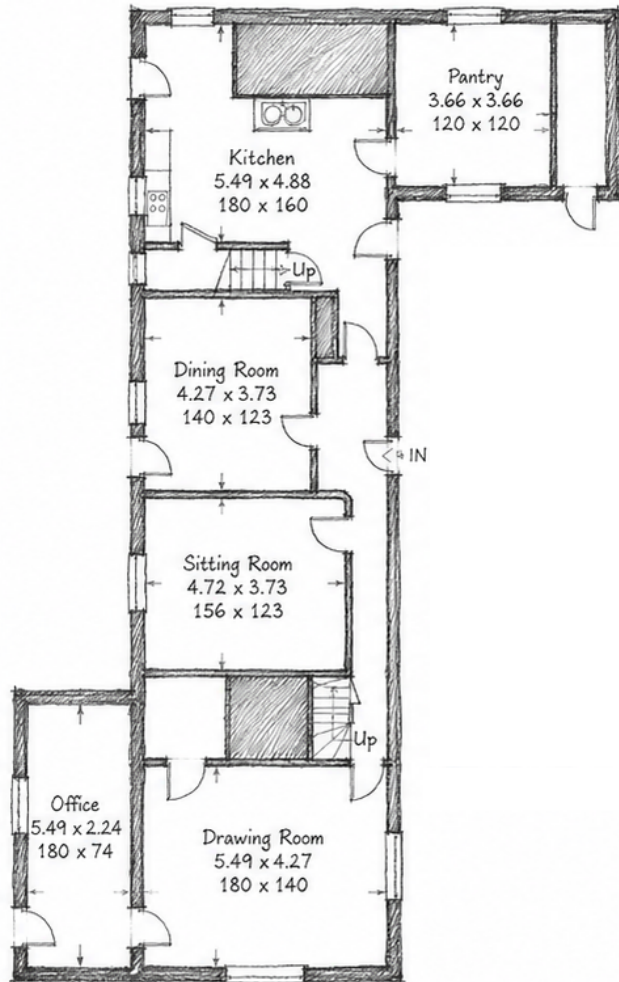
Approximate Gross Internal Area = 261.3 sq m / 2813 sq ft

Barns = 192.1 sq m / 2068 sq ft

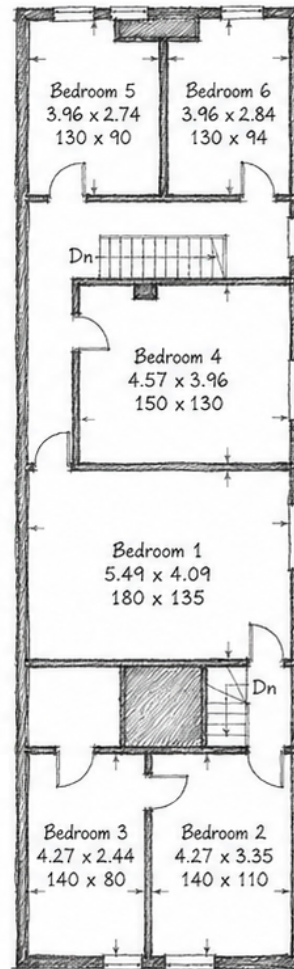
Cart Lodge = 61.8 sq m / 665 sq ft

Total = 515.2 sq m / 5546 sq ft

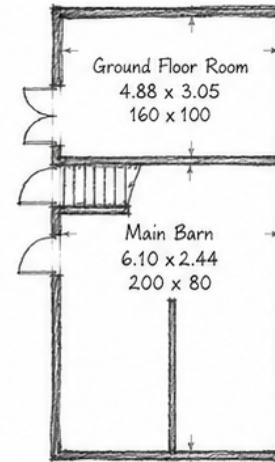
(Not Shown In Actual Location/Orientation)



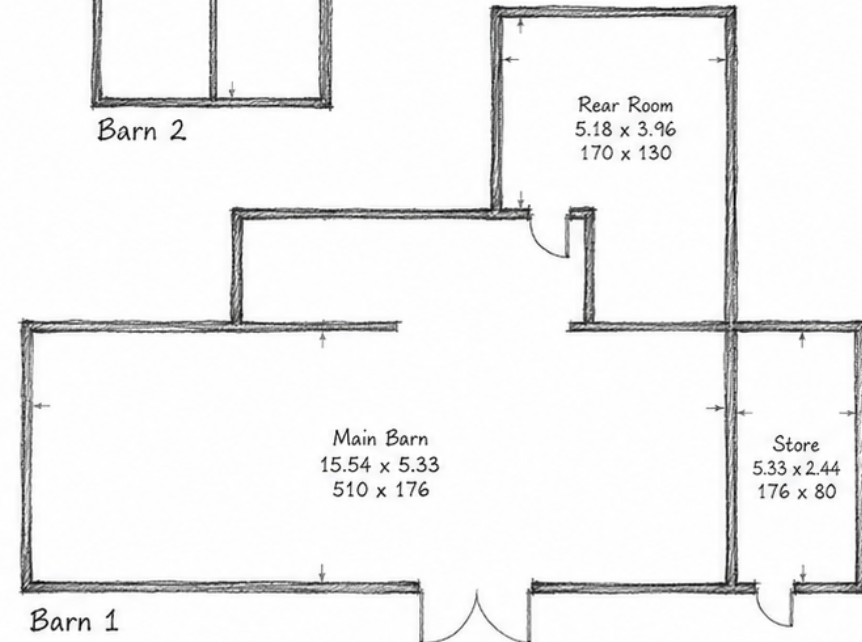
Ground Floor



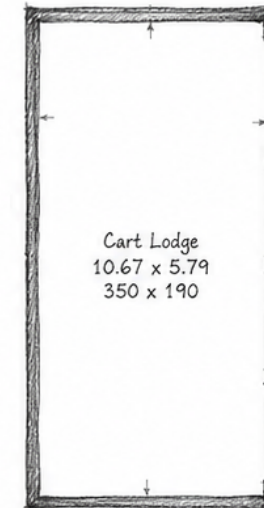
First Floor



Barn 2



Barn 1



For identification purposes only.



VIEWING

Strictly by arrangement with the agents.

CONTACT US

Telephone: **01502 712122**

Email: **Beccles@durrants.com**



IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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SINCE 1853

BECCLES | DISS | HALESWORTH | HARLESTON | SOUTHWOLD