



Church Lane, Brantham
Guide Price £300,000

Property Overview:

An exciting opportunity to acquire a generous plot approaching half an acre, enjoying a quiet and established setting within this sought-after village location, with full planning permission granted for the conversion of dormant agricultural barn buildings into a substantial residential dwelling of approximately 2,800 sq ft, together with a detached double cartlodge under Babergh application DC/25/05196.

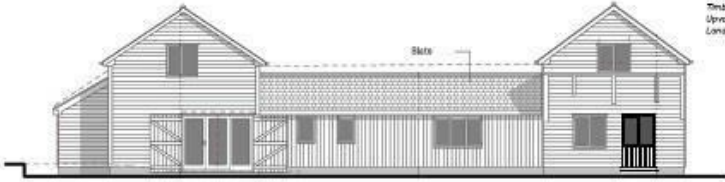
The consented scheme offers the chance to create a truly individual home, blending the character and scale of former agricultural buildings with the comfort, layout and energy performance expected of modern living. Once completed, the proposed dwelling will provide spacious and versatile accommodation, ideal for family life, entertaining and those seeking a more peaceful semi-rural lifestyle without compromising on access to village facilities and wider transport links.

Set well within its plot, the property will benefit from a generous garden and outside space, providing excellent scope for landscaping, outdoor dining and private enjoyment. The detached double cartlodge further enhances the appeal, offering covered parking and useful storage, while complementing the traditional rural character of the setting.

Opportunities of this nature are rarely available, particularly within such a desirable village environment. This is an ideal proposition for those wishing to create a bespoke home of scale and character, with the benefit of full planning permission already secured and the potential to deliver a highly individual residence in a quiet yet convenient location.



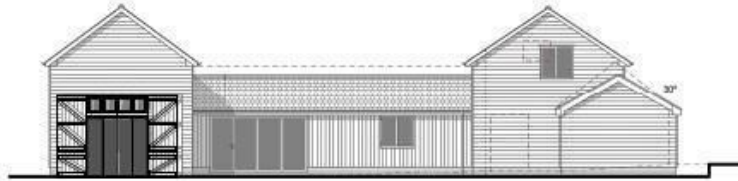
NOTES ON PROPOSED MATERIALS:
 Slate roofing
 Timber fascio & soffits and bargeboards painted, colour matched black
 Black stained featheredge boarding
 Timber door and windows, painted colour fac
 Uprc downpipe & gutters, colour black
 London red stock facing brickwork paint



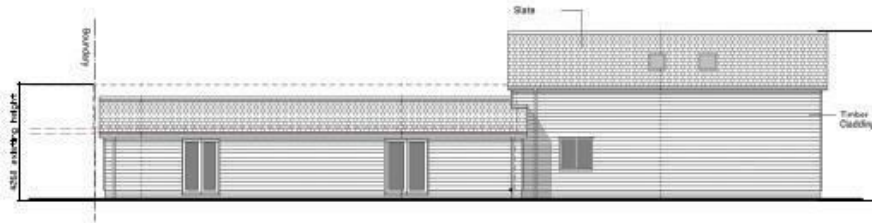
**North West Elevation
Rear**



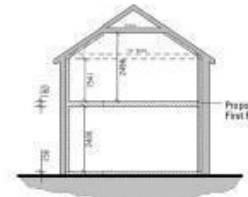
South West Elevation



**South East Elevation
Front**



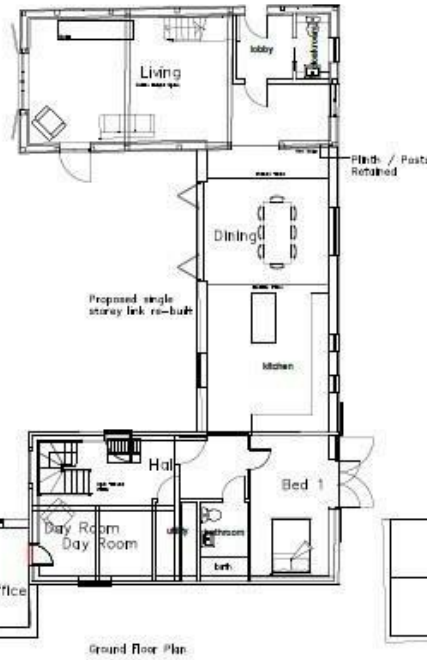
North East Elevation



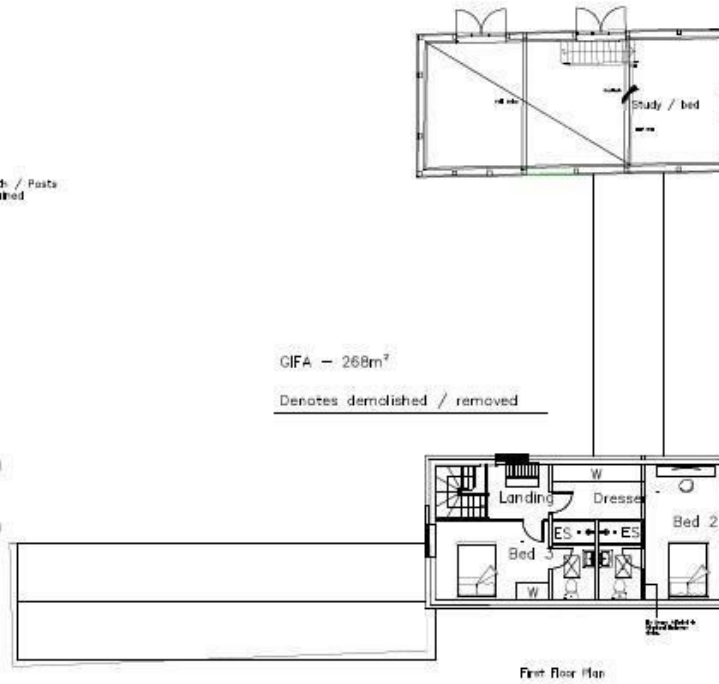
Typical Section



**Typical Section
through re-built link**



Ground Floor Plan



First Floor Plan

GIFA - 268m²
 Denotes demolished / removed

GIFA - 268m²
 Denotes demolished / removed



**DESIGNERS RISK ASSESSMENT
HEALTH AND SAFETY**
 THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2013
 This drawing shall be used in accordance with the relevant building codes and all other
 Considerations and other project documents. Designer: [Name]

Property Setting:

Enjoying a desirable setting within the charming village of Brantham, this plot offers an enviable lifestyle that perfectly balances countryside tranquillity with everyday practicality. Brantham is a well-regarded Suffolk village, popular with families and professionals alike, known for its welcoming community, useful amenities including a leisure centre, village hall, church, two public houses, co-op supermarket, cafe's, leisure facilities, excellent schooling and connectivity.

The surrounding area is rich in natural beauty, with the nearby River Stour, open countryside and sailing amenities helping to create a wonderful backdrop for family life and outdoor leisure. Whether enjoying riverside walks, exploring neighbouring villages or making the most of the wider Suffolk and Essex countryside, the location lends itself to a relaxed yet well-connected way of living.

For families, the village provides a strong sense of community together with everyday essentials close at hand, whilst nearby Manningtree station offers direct rail services to London Liverpool Street, ideal for commuters. The A12 is also easily accessible, placing Ipswich, Colchester and the wider region within convenient reach. Altogether, Church Lane represents a superb opportunity to enjoy a refined village lifestyle in one of the area's most convenient and well-placed settings.

Important Information:

Tenure - Freehold

Council Tax - N/A

Telephone & Broadband - EE - Good, 02/Vodafone/Three are likely

Broadband - Ultrafast broadband is available

Services:

We understand that mains services are available within the adjoining road, however they are not currently connected to the site/property. Prospective purchasers should make their own enquiries with the relevant utility providers and statutory authorities regarding the availability, capacity, cost and feasibility of connecting mains water, electricity, drainage, gas, telecommunications or any other services.

No warranty or representation is given by the seller or agent as to the suitability, capacity, timing or cost of any service connections, and purchasers should satisfy themselves fully before exchange of contracts.

* The CGI's shown are for illustrative purposes only and are intended to give an impression of how the proposed dwelling may look once completed. They should not be relied upon as an exact representation of the finished property, specification, materials, landscaping, boundaries, fixtures, fittings or final layout. Any images, plans, finishes or landscaping shown are indicative only and may be subject to change, planning conditions, technical design, build specification and any necessary approvals. Purchasers should satisfy themselves as to the approved plans, specification and all relevant planning documentation prior to exchange of contracts.

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map

