Chartered Surveyors / Estate Agents

Clarke & Simpson









Valley Farm Barn, Leiston Road, Middleton, Suffolk IP17 3NA

A Suffolk barn with planning permission to convert to a stunning five bedroom house of over 3,500 sq. ft.

Guide Price £250,000 Freehold

P8007C

Summary

A thatched, timber framed Suffolk barn with planning permission and Listed building consent to be converted to a detached house of 3,660 sq. ft (340m²) to comprise a kitchen/breakfast, utility room, open-plan sitting/dining room, study, boot room, cloakroom and utility room along with two ground floor bedrooms, both with dressing rooms and en-suites. Three first floor double bedrooms and two further shower rooms.
Grounds extending to approximately one third of an acre.

Location

Valley Farm Barn is situated within the parish of Middleton, between the historic village of Yoxford and the Suffolk Heritage Coast. The barn is set back from the road beyond an adjacent farmhouse, and is accessed via a track. The property is set within a picturesque valley setting and enjoys easterly views over the surrounding farmland. The village of Middleton itself is 0.75 milex and has a country pub. Saxmundham with its railway station along with Waitrose and Tesco supermarket's is 6 miles. Coastal destinations such as Thorpeness and Aldeburgh are 5-7 miles with Dunwich beach bay closer still.

Description

Planning Permission and Listed building consent was granted by East Suffolk Council under reference DC/25/1101/FUL and DC/25/1102/LBC on 14th October 2025. Some of the plans associated with the permission, prepared by Nick Barber Architects, are shown within these particulars. They allow for a stunning conversion of approximately 3,660 sq. ft (340m²) which include a central sitting/dining room with vaulted ceiling and full height windows taking advantage of the views. Equally impressive will be a large kitchen/breakfast room, again with a glazed east facing elevation. In addition, on the ground floor will be a study, utility room, cloakroom and utility room along with two ground floor bedrooms with dressing rooms and en-suites, whilst on the first floor there will be a further three bedrooms and two shower rooms. Planning permission and Listed building consents, along with further documents, can be found on the East Suffolk Council planning portal website. A site plan of the boundaries is included within these particulars and is marked on site by pegs. A Land Registry Compliant plan of the boundaries will be supplied upon sale and it will be the buyers responsibility to create boundary walling/fencing as appropriate.





Services
It is understood that mains electricity and water are in the immediate vicinity. There is no mains drainage and a buyer will need to install a sewage treatment plant with the appropriate rights being provided for clean water discharge into a neighbouring ditch as required. Interested parties should carry out their own investigation with regard to services.

Local Authority
East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

Community Infrastructure Levy (CIL) and Biodiversity Nett Gain (BNG)
An incoming purchaser will be liable for any Community Infrastructure Levy (CIL) which was set as £12,715.34. It is understood that this figure is index linked. It may be possible for an owner/builder to apply for an exemption. Interested parties should carry out their own research with regard to CIL. If there is any associated BNG costs/works, this will be the responsibility of the buyer.

Bat Survey Report
It is understood that a bat survey was produced which recommended a full Bat Mitigation Licence will be required and will include the creation of a "bat attic" in one of the outbuildings which is to be rebuilt.

Viewing
Please contact Clarke and Simpson to arrange a viewing with the vendor.

Directions
Travelling in a north-easterly direction on the A12, bypass Woodbridge, Wickham Market and Saxmundham. Having passed through Yoxford, at the roundabout turn right towards Middleton and Leiston. Proceed across Middleton Moor and continue a further mile, passing through a sharp left hand bend and beyond a pair of lanes on the left leading to Middleton Village. As the road drops down the hill, the trackway entrance to Valley Farm Barn will be found on the left hand side (if you reach a left hand turning signposted to Westleton, you have gone too far). Proceed down the track and the barn will be found on the left hand side.

For those using the What3Words app: ///ages.chopper.parkland



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

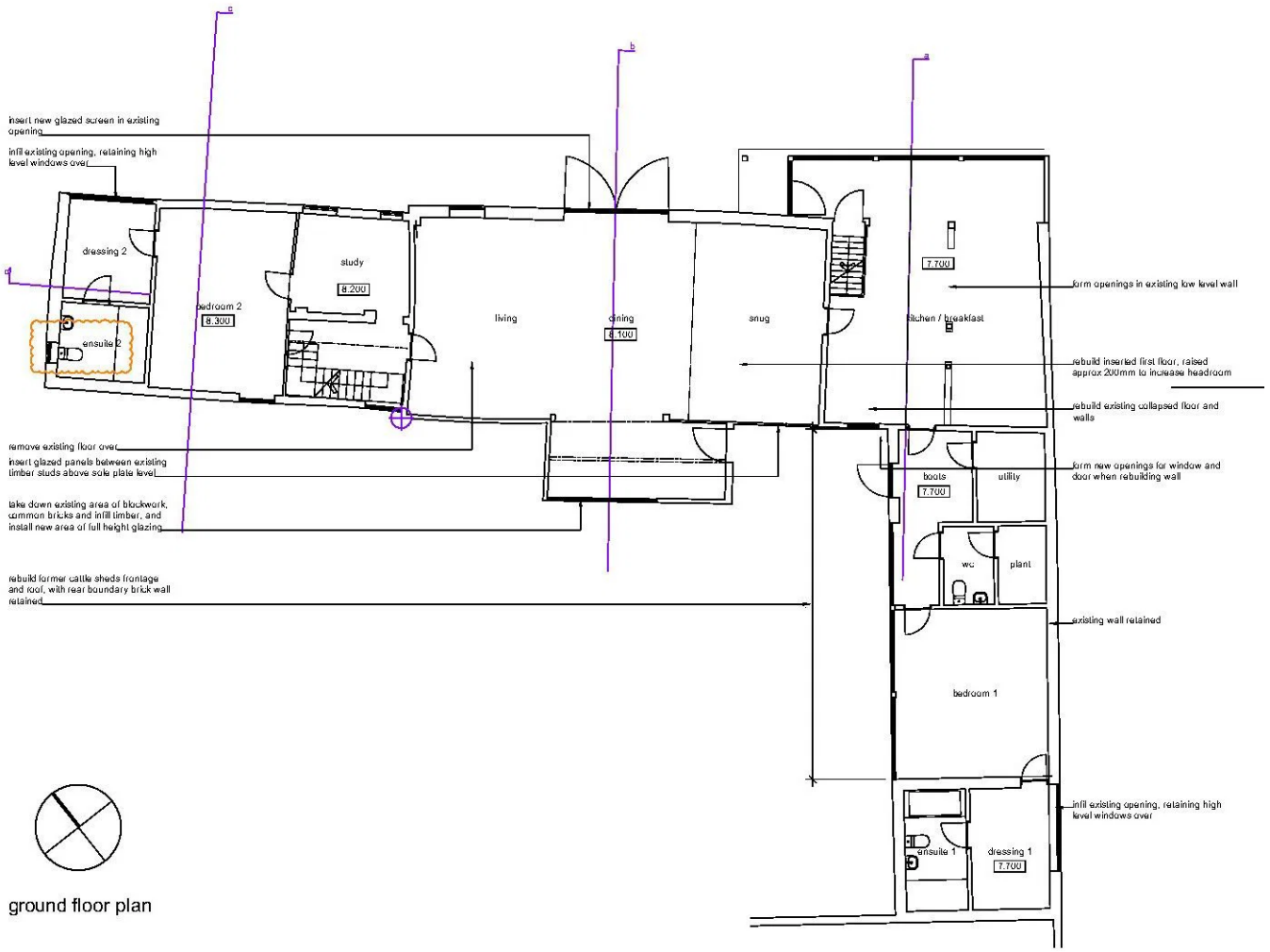
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The size of the building referred to in the particulars is a guide only and the information was taken from the Community Infrastructure Levy Notice. Interested parties should undertake their own investigations in this regard.

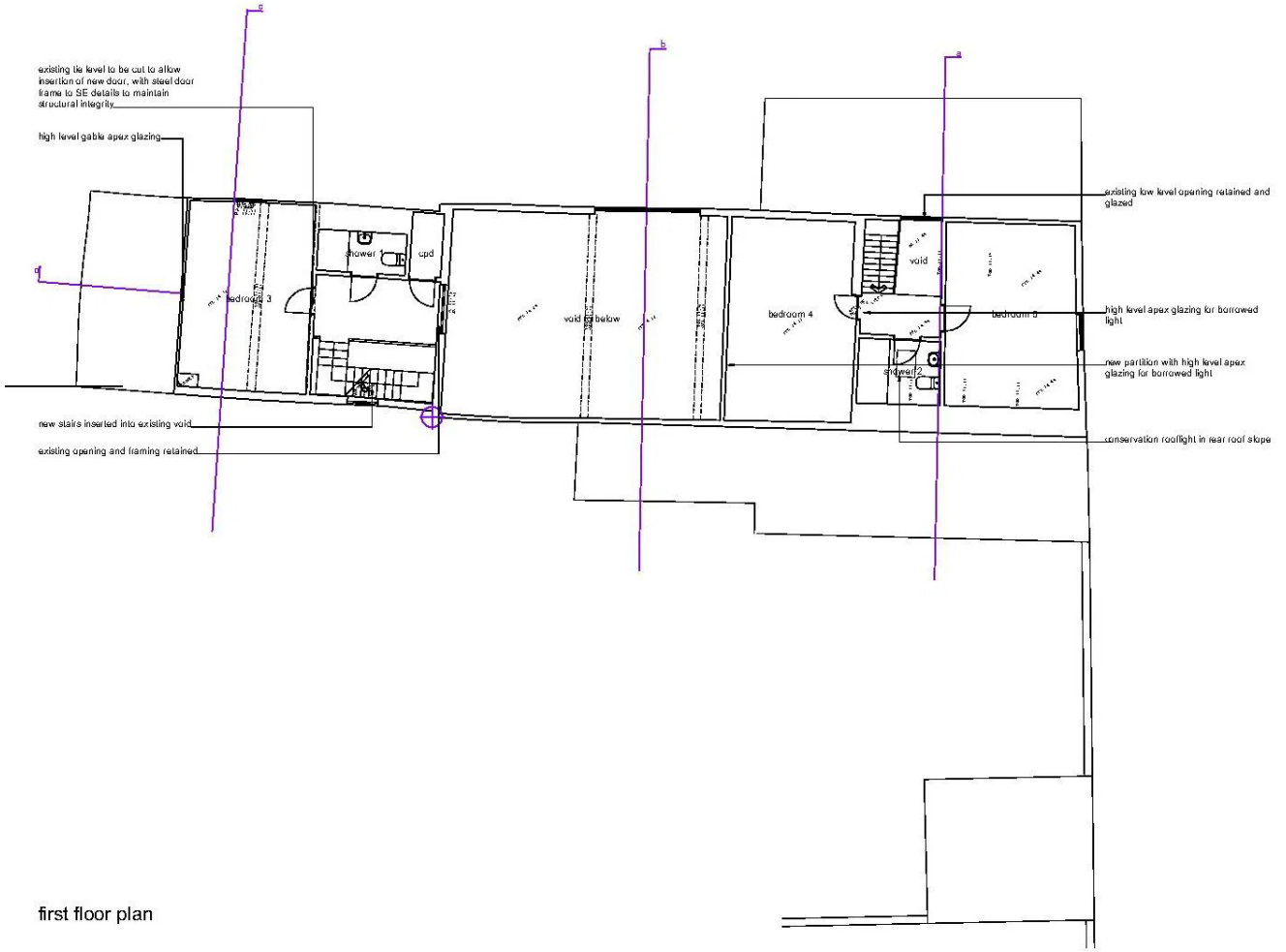
4. An indicative site plan of what is being sold is included within these particulars. The barn will be granted a right of way from the road over the track and will be responsible for maintenance, "according to user".

5. A new road is being built in the vicinity and the agent can email interested parties a plan showing the current proposed layout.

November 2026

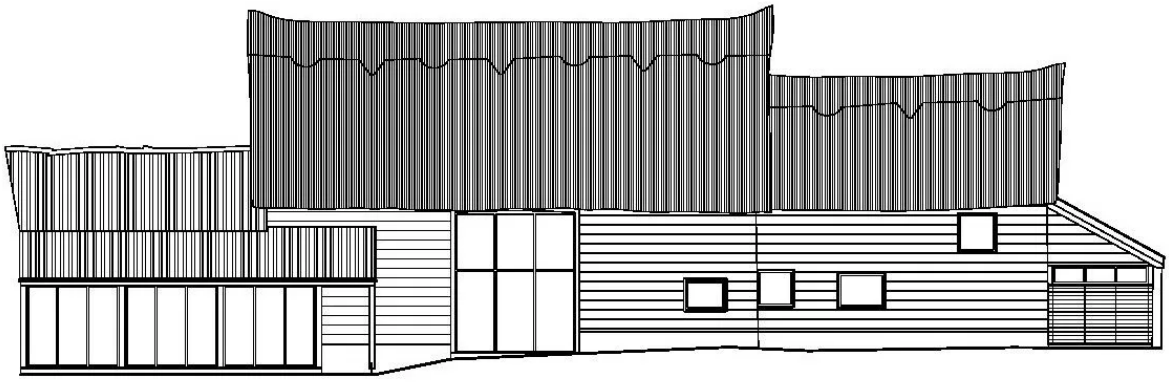


ground floor plan

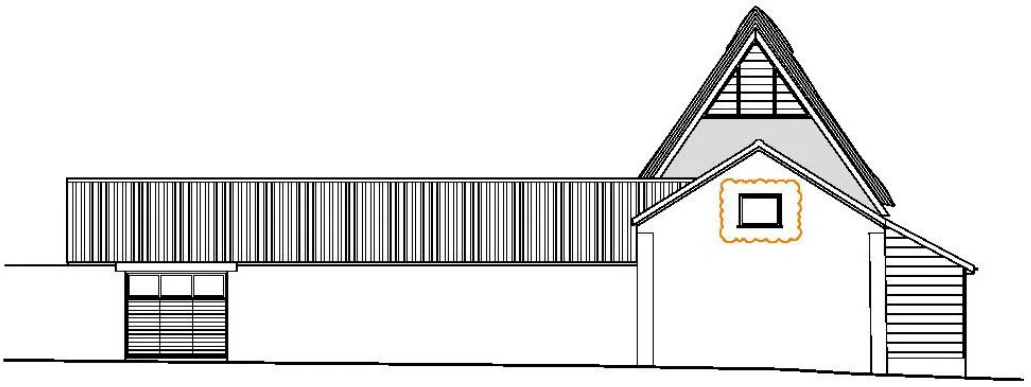


first floor plan

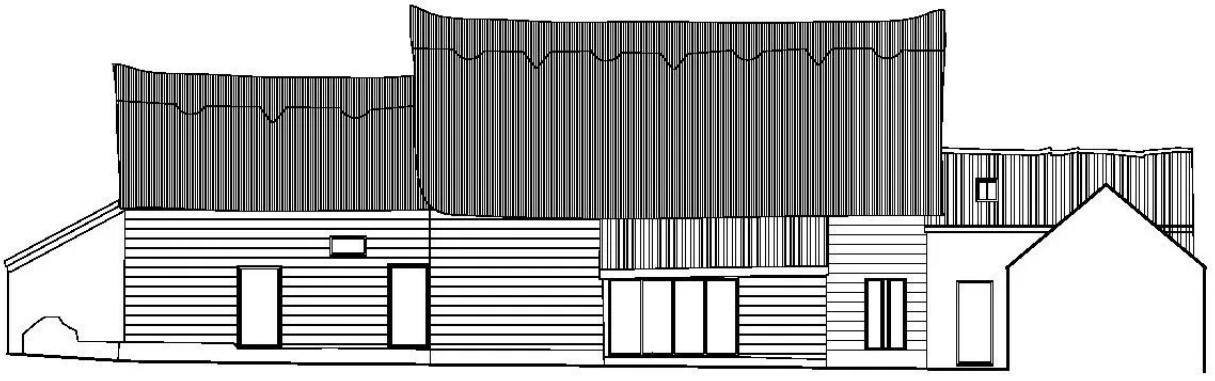




north east elevation



south east elevation



south west elevation



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