



PETTISTREE HALL BARN

SUTTON, WOODBRIDGE, SUFFOLK



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TOTAL APPROX. FLOOR AREA 3,230 SQ FT / 300.10 SQ M

A traditional red brick barn with planning permission to create a 5-bedroom residence, in a wonderful rural setting close to the banks of the River Deben



DISTANCES

- Access to River Deben via footpath – 0.7 of a mile
- Sutton village – 1.5 miles
- Melton rail station – 4.5 miles
- Woodbridge – 8 miles
- Ipswich – 24 miles

FEATURES

- Detached Grade II Listed brick-built barn
- Full planning permission & Listed Building consent granted for residential conversion
- Accommodation capable of extending to 3,230 sq ft with:
 - Open plan kitchen/dining/living space
 - Sitting room
 - Study & utility room
 - 5 bedrooms & 4 bathrooms (3 en suite)
 - 2 bay cart lodge + detached double garage & workshop
- The plot extends to some 0.48 acres in all

GUIDE PRICE £395,000

DESCRIPTION

Situated at the end of a long private drive and located in countryside to the south west of the village of Sutton, the Barn presents red brick elevations beneath a pan tile roof and stands adjacent to the neighbouring Pettistree Hall, surrounded by farm land. The Planning Permission and Listed Building Consent granted by East Suffolk Council provide for the conversion of the barn to a single residential dwelling. The freehold of the Property is offered for sale with vacant possession upon completion.

ARCHITECTS

The conversion plans have been prepared by Peter Wells Architects of Office Farm, Letheringham, Woodbridge, Suffolk IP13 7RA.

Planning Permission: DC/19/3982/FUL. Date valid 11th October 2019.

Listed Building Consent: DC/19/3983/LBC. Date valid 11th October 2019.

Further Applications: DC/20/1675/FUL and DC20/1676/LBC to provide additional accommodation (see floor plans appended) have been applied for and determination by the Local Planning Authority is due shortly.

Further details are available through East Suffolk Council web site or by request.

DIRECTIONS (IP12 3EH)

Approaching from the A12, bypass Woodbridge, turning right signed to Orford onto the A1152. Proceed over the Melton Road traffic lights, the railway crossing and Wilford Bridge. At the next roundabout turn right onto the B1083 signed to Bawdsey. Follow this long straight road for approximately 3 miles and upon entering the village of Sutton take the second right onto a private drive, (marked by the village sign). Continue for approximately 1 mile, turning right at the T-junction, and after ½ mile the barn can be found on the left-hand side.



PROPERTY INFORMATION

Access: The Property is sold with the benefit of rights of way at all times and for all purposes over the Estate roadway subject to a contribution of 5% of the cost of repairing and maintaining the same.

Water: Rights to connect to a private water distribution pipe located close to the Property (serving the Estate) and linking through to the mains supply shall be granted subject to the Buyer installing a private meter, paying for all water supplied and paying a fair contribution to the costs of maintaining the distribution pipe.

Electricity: Mains supply apparatus is located within the grounds of the property.

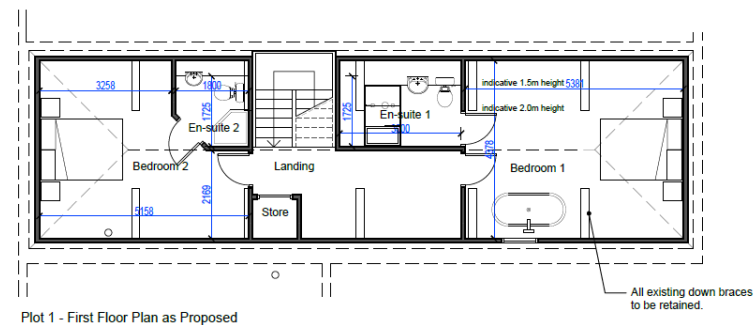
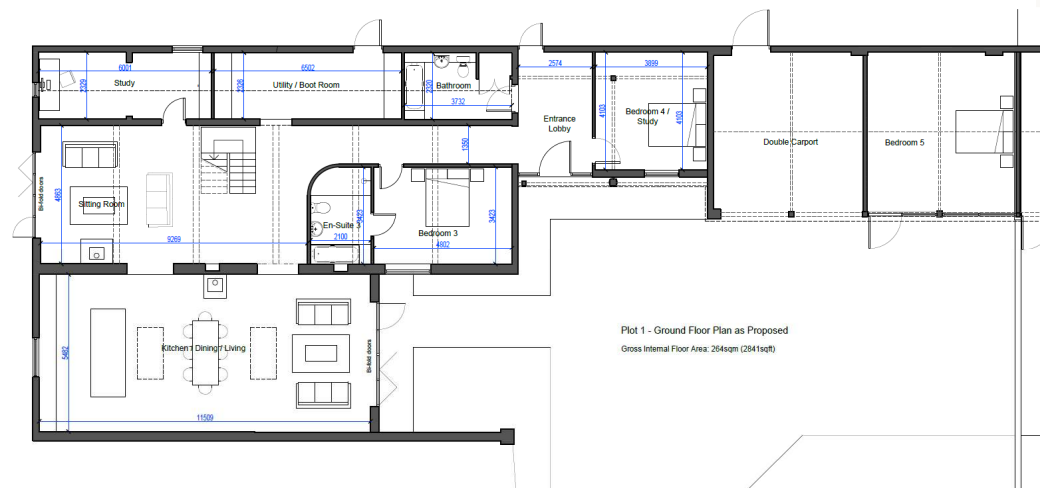
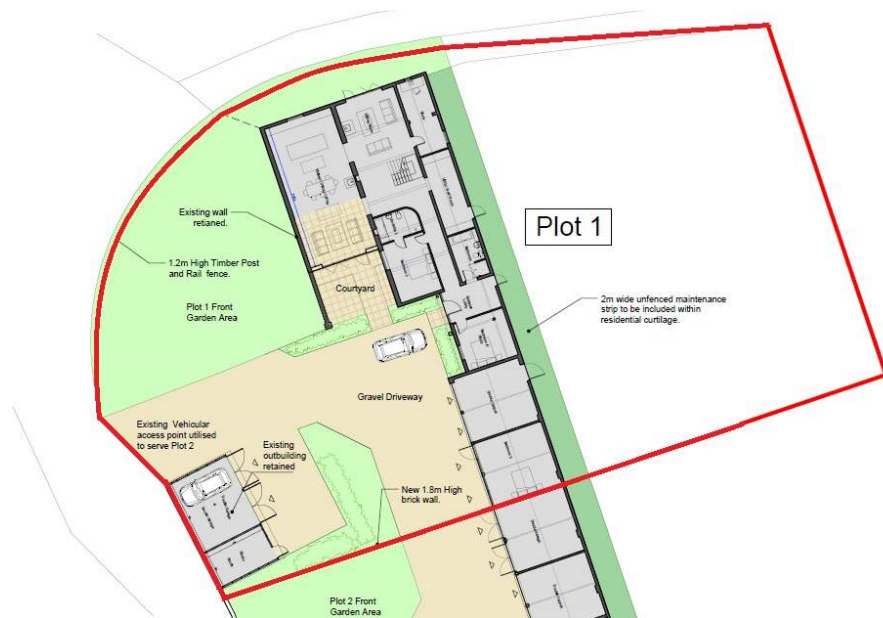
Drainage: It is intended that Buyer shall accommodate a private drainage system within the boundaries to the Property.

Boundaries: The boundaries to the sale Property are shown edged red on the plan and the Buyer is required to erect (i) stockproof fencing within 6 weeks of the date of completion, enclosing the field on the eastern side of the Barn and (ii) a division wall within the courtyard area in accordance with the approved drawings, within 3 months of the date of completion.

CIL: The Seller has paid Community Infrastructure Levy in the sum of £1,264.57 triggered by implementation of the current Planning Permission and this shall be refunded to the Seller in addition to the sale price.

Additional Matters: The property shall be subject to a reciprocal No Nuisance Clause, entered into with the neighbouring barn.

Viewings: All strictly by prior appointment with either Jackson-Stops 01473 218218 or Landbridge 01473 461203



JACKSON-STOPS

01473 218218
ipswich@jackson-stops.co.uk

LANDBRIDGE

01473 461203
info@landbridge.co.uk



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