

A modern barn with Class Q permitted development for residential conversion to form a spacious family home of approximately 3,200 sq feet, set in a lovely position with grounds of over 2.5 acres.

Guide Price
£325,000 Freehold
Ref: P7318/C

Corn Barn
Thorndon Hill
Rishangles Road
Thorndon
Eye IP23 7JU



The designed accommodation is to comprise: reception hall with cloakroom and WC, living room, open-plan kitchen/dining room with pantry, utility room, three ground floor double bedrooms, en-suite shower room and family bathroom.

Two first floor double bedrooms, both with en-suite dressing rooms and shower rooms, snug and two studies.

Grounds extending to 2.6 acres that include a lagoon which has scope to be a swimming pond.

Contact Us



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Location

Corn Barn occupies a lovely position and enjoys undulating field views. It is 1 miles from the village of Thorndon itself. The village has an active local community and benefits from a primary school, community shop and a popular dining pub, The Black Horse. Eye, approximately 3 miles, provides a further range of independent local shops, as well as two Co-ops and a newsagent. There are various eateries, including The Queen's Head public house. There are also two Chinese takeaways, a pizza takeaway and a fish and chip shop. The town boasts a Motte and Bailey castle, a library, art studio, delicatessen, medical centre, St Peter & Paul's CEVAP Primary School, and Hartismere High School. There are further facilities in Debenham, which is about 5 miles away, and Diss, which is 9 miles. Diss has direct rail services to both Norwich (17 minutes) and London's Liverpool Street station (1 hour 20 minutes). It also offers Tesco, Aldi and Morrisons supermarkets, as well as further schooling, restaurants, shops and services. The A140 lies to the west and links to the county's dual carriageway network, as well as Norwich and the county town of Ipswich.

Description

Class Q permitted development was granted by Mid Suffolk District Council under reference DC/23/02066 on 11th August 2023. Copies of the consent are available within these particulars. Some of the associated plans are included within the details but further documents and plans are available from the Mid Suffolk District Council planning website. The planning allows for the conversion/change of use of the agricultural building to a dwelling house. The consented plans show a dwelling of approximately 300m² (3,200 sq feet) which will be laid out over 2 floors. It is understood that the conversion must be completed within three years of the date of consent.

A sale plan is included within the particulars. The area outlined in red is what is to be sold. However, the consented area is for the barn/parking area outlined in blue. Should a buyer wish to apply for planning permission to use the land outside the blue area as domestic garden rather than agricultural land, this will be their responsibility, post purchase.

Services

The vendor is in the process of obtaining a quote for an electricity supply to the barn from UK Power Networks. A budget estimation of £1,570 for connection to water has been received. The buyer will be responsible for installing electricity and water and will also wish to install a new sewage treatment plant. A buyer should rely on their own further investigation with regards to services required.

Community Infrastructure Levy (CIL)

Mid Suffolk District Council's infrastructure team have confirmed that the CIL Liability is £15,704.82. This is likely to be index linked. A copy of the CIL liability notice is available from the agent. The buyer is responsible for any CIL payments.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000.

Viewing

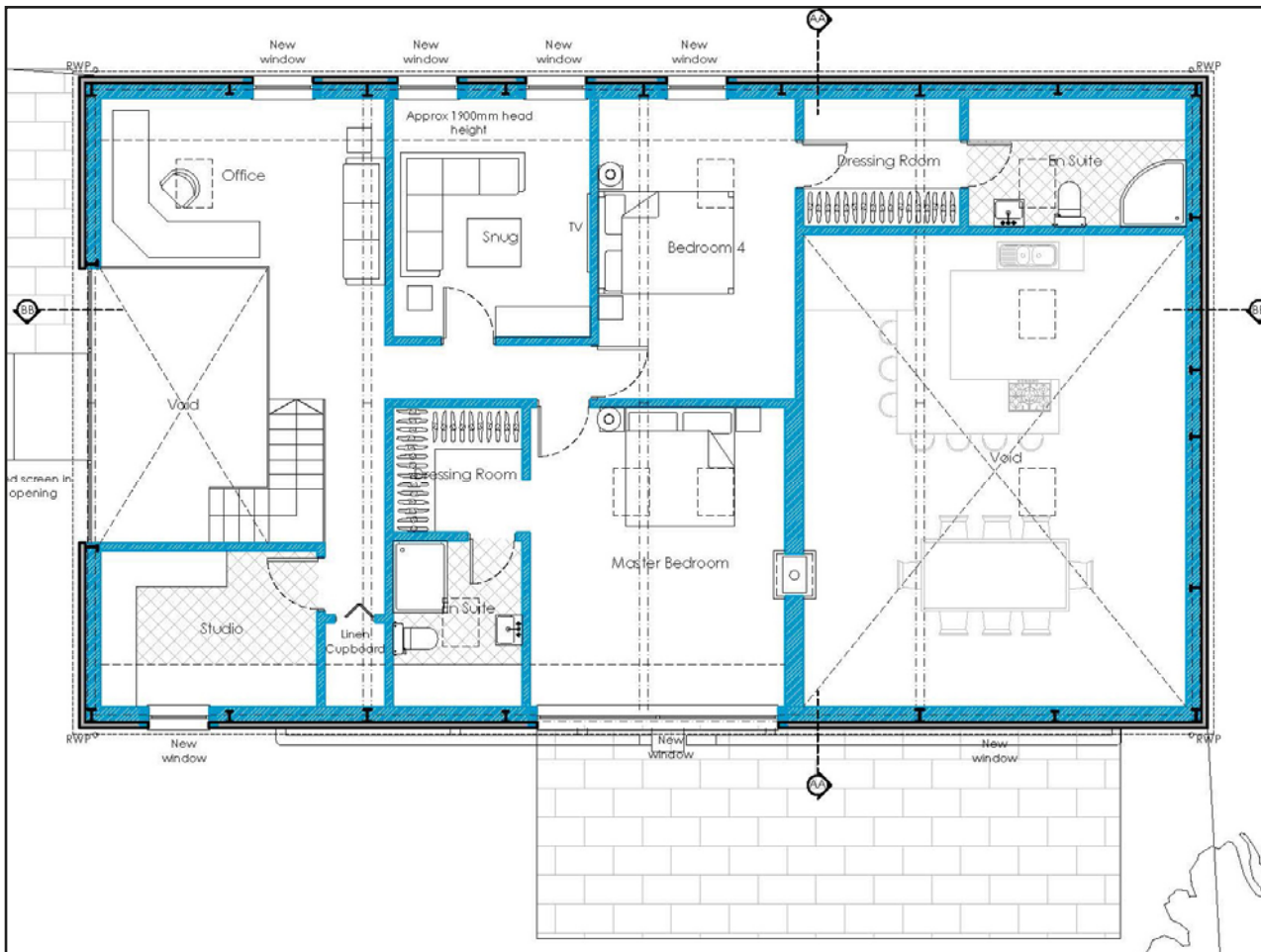
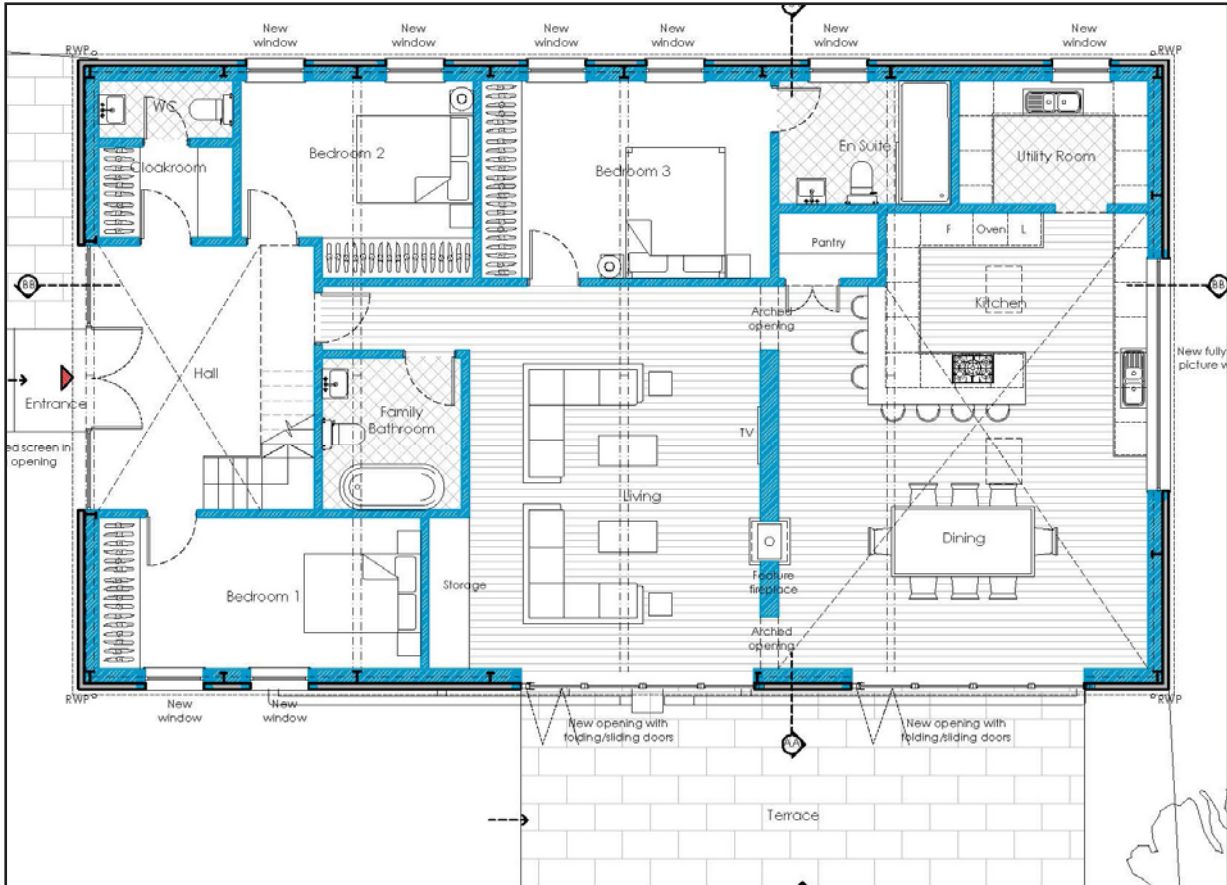
Please inform the agents of your intention to view and then inspect at any reasonable hour. Please take all due care and attention.



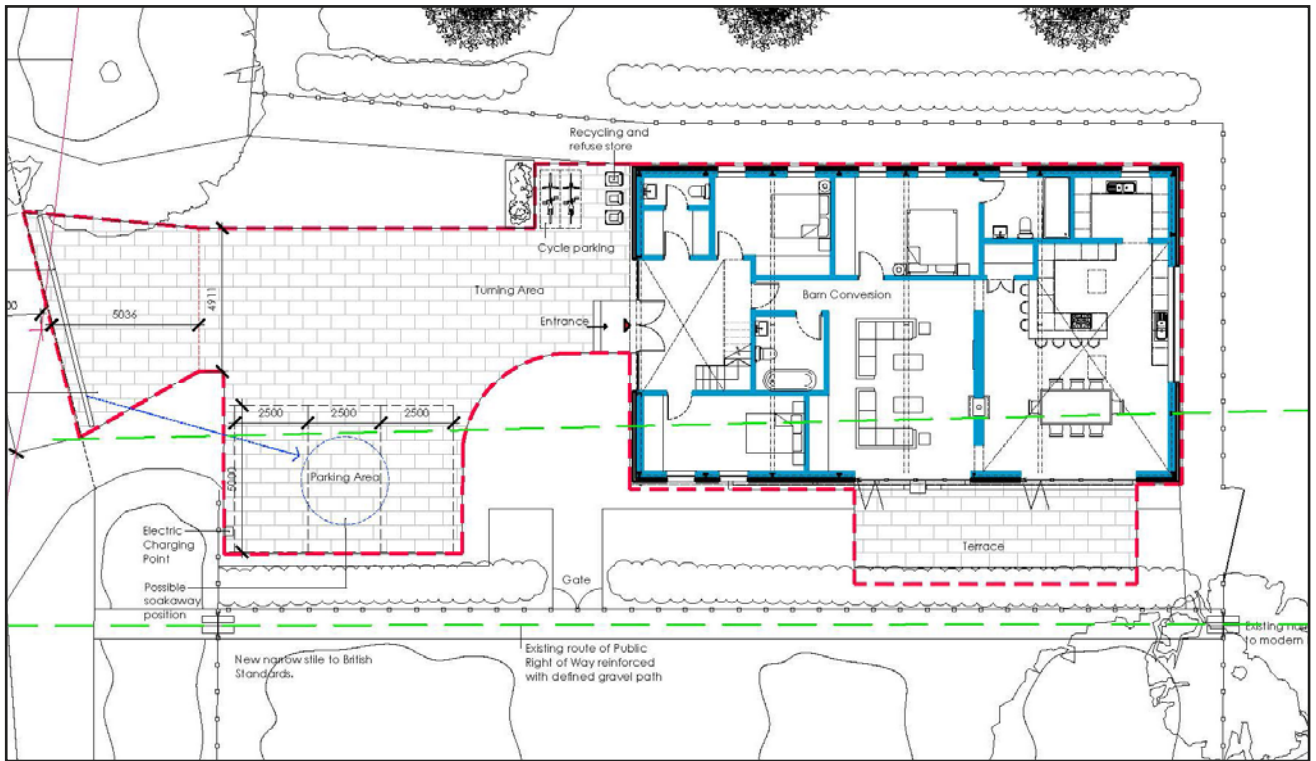




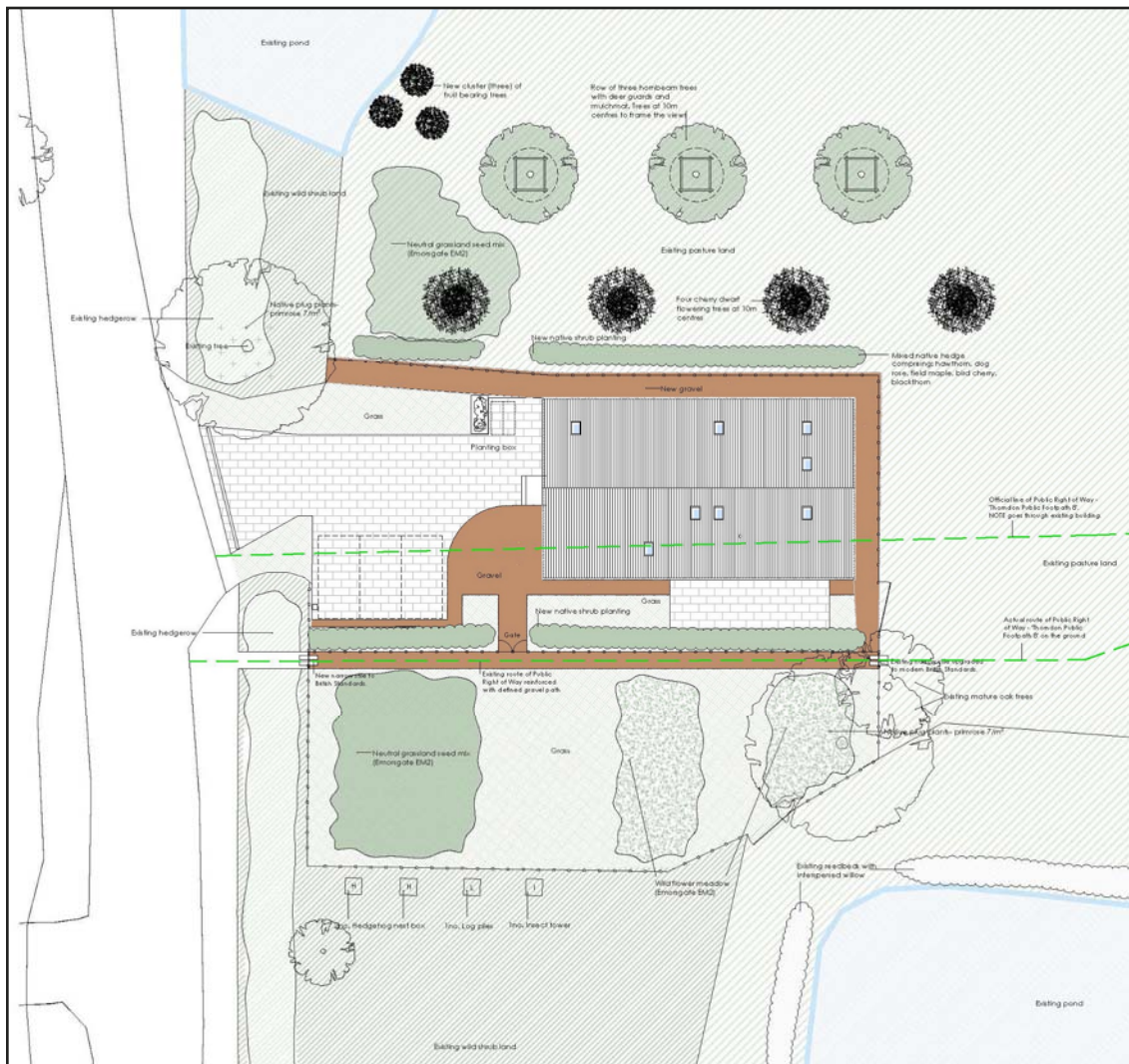
Proposed Floorplans



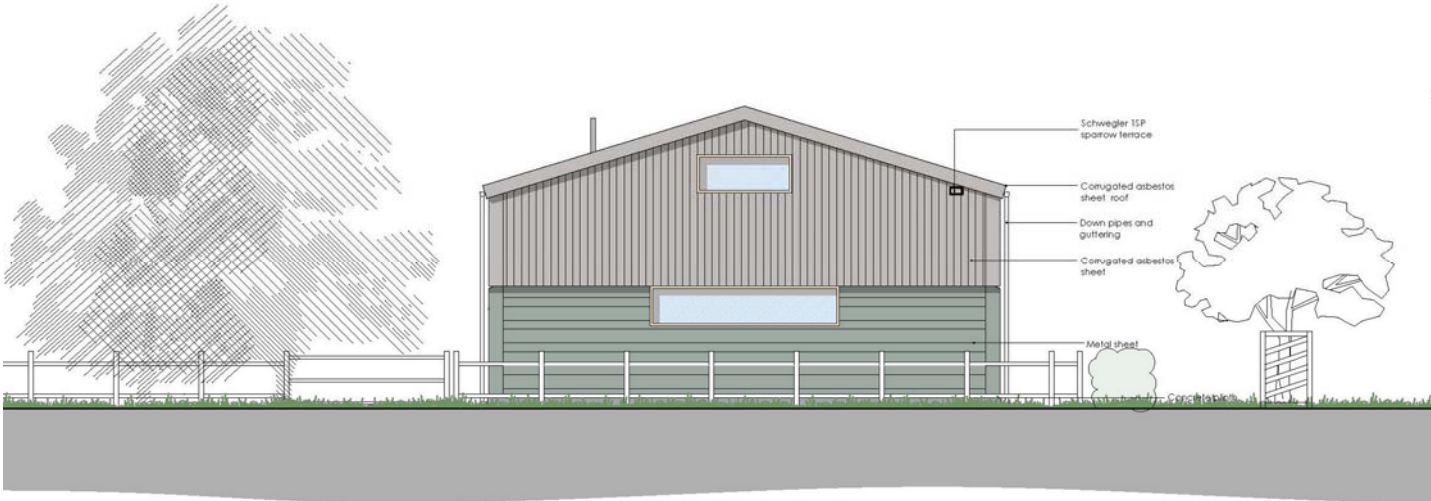
Plot Plan



Landscaping Plan



Proposed Elevations



Proposed North Elevation

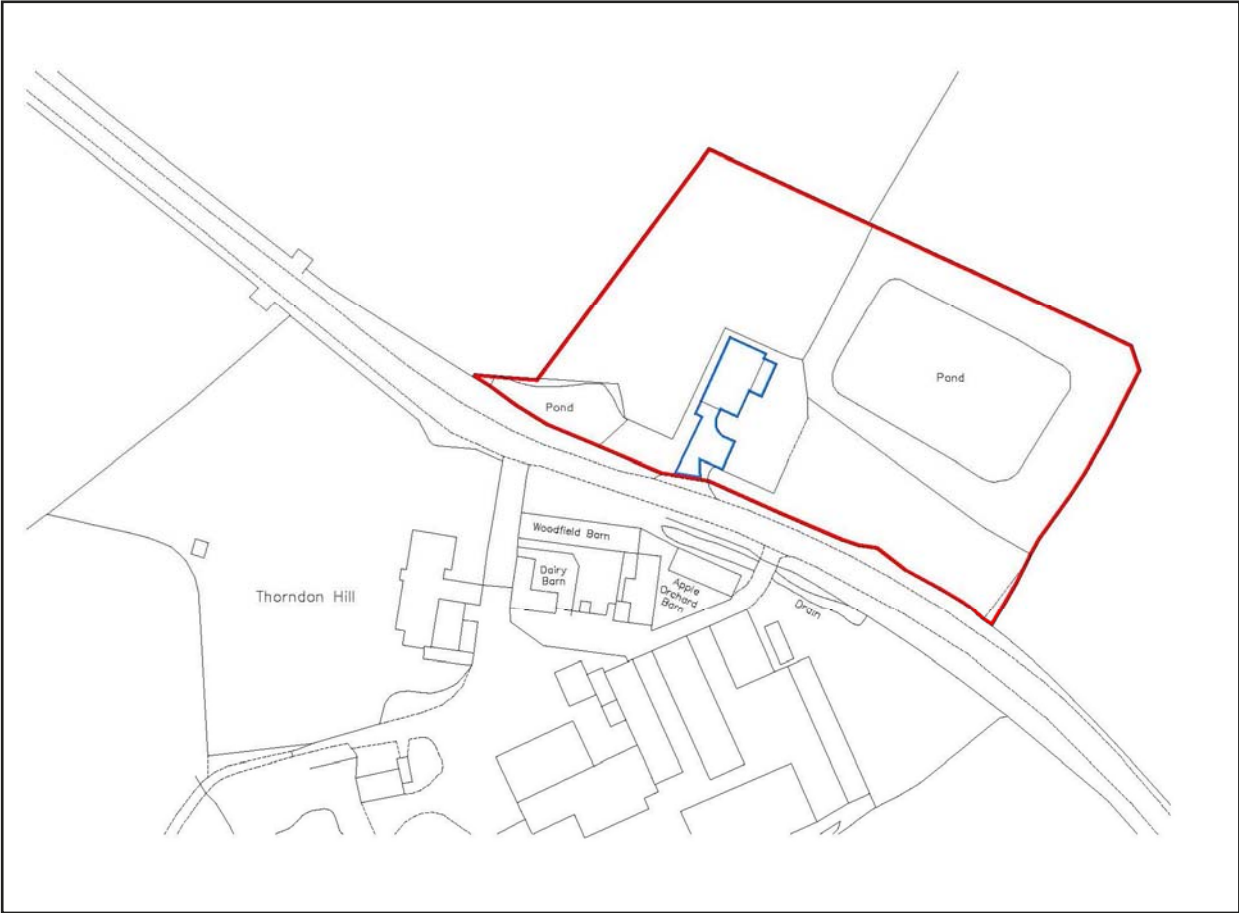


Proposed South Elevation





Sale Plan





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. A public footpath runs through the property. Please study the block plan and landscaping plan. These show both the definitive footpath and also the 'on the ground' footpath. It is understood that the planning department have allowed the 'on the ground' footpath to remain rather than the definitive footpath. The vendors are in the process of formalising this with Suffolk County Council's Public Right of Way department.

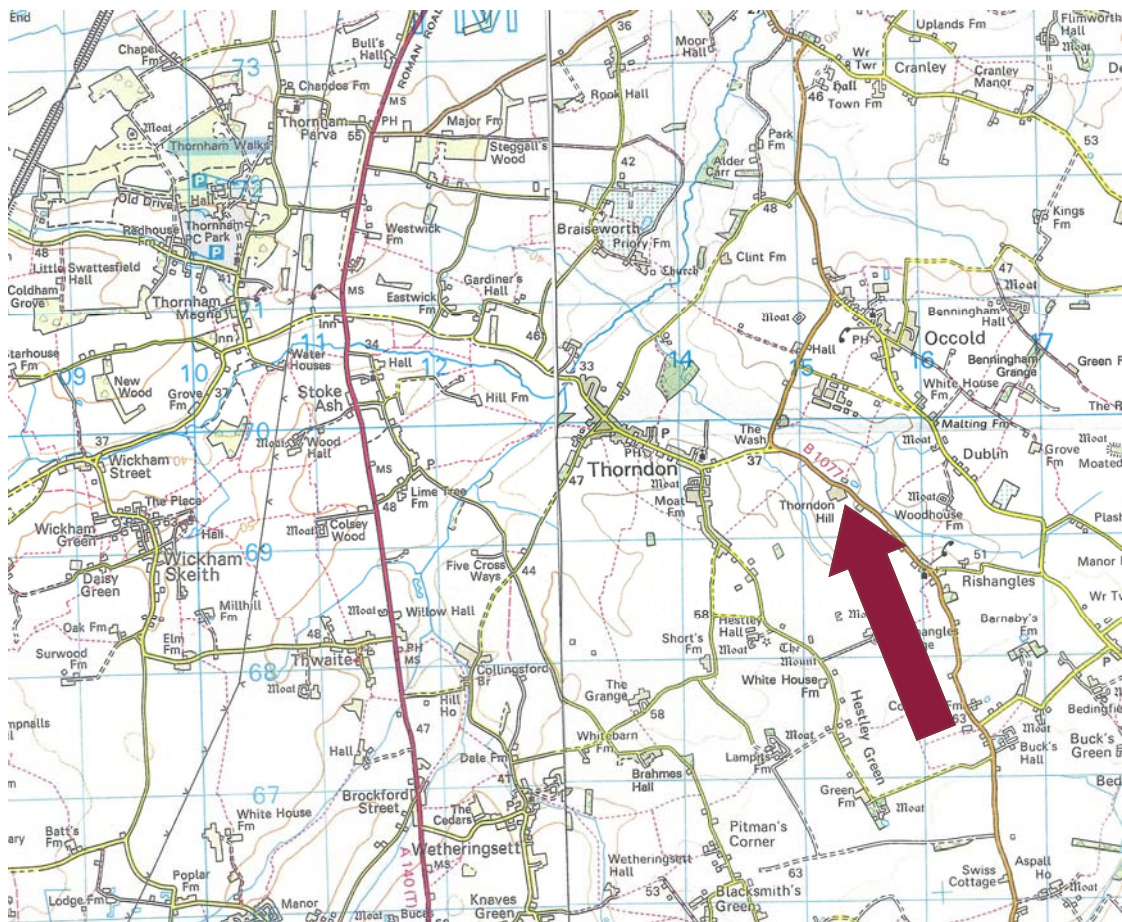
4. The barn is likely to be clad in asbestos. An asbestos survey has not been undertaken and a buyer will be responsible for all and any contamination mitigation.

May 2024

Directions

Heading north on the A140 from the A14, having proceeded through Stoke Ash, turn right where signposted to Thorndon and proceed into Thorndon itself passing the Church on the left hand side and going through the other side of the village itself. At the T-junction turn right and proceed up the hill where Corn Barn will be found on the left.

What3Words location: [///toolkit.essay.composed](http://www.what3words.com/#!/toolkit.essay.composed)



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