




Pond Barns

Farnham, Saxmundham, Suffolk



BNP PARIBAS GROUP 

An exciting opportunity to purchase two barns with full planning permission for conversion to residential.

Pond Barn offers a rare opportunity to purchase two barns with full planning permission to create two separate residential dwellings in a quiet rural location within easy reach of the Suffolk Heritage Coast.



**2 TO 4
RECEPTION
ROOMS**



**3 TO 6
BEDROOMS**



**2 TO 6
BATHROOMS**



OUTSIDE



GARDEN



FREEHOLD



RURAL



**1,280 SQ FT &
2,868 SQ FT**



**GUIDE PRICE
£270,000**



The property

Offering a fantastic opportunity for development, planning permission has been granted for the conversion of two former barns into two single-storey residential dwellings. Currently forming part of the Glemham Hall Estate, the barns are nestled within open countryside in a secluded, rural setting to the south of the village of Farnham and lies only 7.7 miles to the coast at Aldeburgh.

The properties would offer contemporary, light-filled accommodation with stunning views over the surrounding countryside, together creating two modern family homes. Both properties have been designed with open-plan living accommodation alongside spacious, double bedrooms. Plot 1 offers three en suite bedrooms and family bathroom, whilst plot 2 has one en suite bedroom and a family shower room.

Planning

Application details: Conversion of buildings to form 2 no. dwellings (under reference DC/23/3490/FUL).

Copies of the planning consent and accompanying plans are available from the planning department of the East Suffolk District Council or the vendor's agent. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Viewings

All site visits are strictly BY APPOINTMENT ONLY.



Location

Situated on a country lane between the villages of Farnham and Blaxhall. The market towns of Saxmundham and Wickham Market are about 3 miles and 5 miles away respectively, and the popular coastal town of Aldeburgh is 7 miles away.

The towns provide day to day facilities with further recreational amenities and schooling at Woodbridge and Ipswich. For the commuter, a main line direct service to London's Liverpool Street Station can be found at Ipswich and a branch line to Ipswich runs regularly from Wickham Market/Campsea Ashe.



Distances

- Wickham Market 5.8 miles
- Woodbridge 10.8 miles
- Ipswich 18.9 miles

Nearby Stations

- Woodbridge Train Station
- Ipswich Train Station
- Wickham Market Train Station

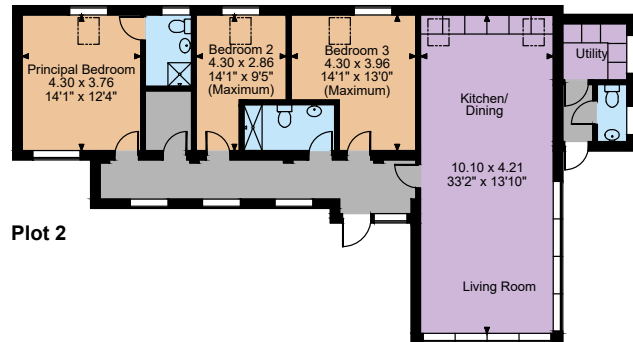
Key Locations

- Framlingham Castle
- Snape Maltings
- Coast at Aldeburgh
- Woodbridge Riverside

Nearby Schools

- Woodbridge Primary School
- Fairlingaye High School
- Framlingham College and Prep
- Thomas Mills High School





Plot 2



Plot 1

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Plot 1 internal area 1,587sq ft (147.5 sq m)

Plot 2 internal area 1,280sq ft (119 sq m)

For identification purposes only.

Directions

IP17 1LU

///WhatThreeWords: ///stirs.cheetahs.guidebook takes you to the front of the barns.

General

Local Authority: East Suffolk Council

Council Tax: Band B

Services: Electricity and water connections are available. However, purchasers are advised to make their own enquiries as to services from the necessary providers.

Wayleaves and easements: The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves, whether masts, pylons, stays, cables, drains, and gas and other pipes, whether referred to in these particulars or not.

Planning: Prospective purchasers are advised that they should make their own enquiries of the Local Planning Authority.

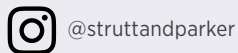
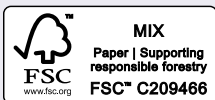
Suffolk

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