



# White Wheat Barn Farm

Upper Street, Baylham IP6 8JR

Guide price £635,000

## Introduction

An exciting opportunity to purchase an agricultural barn with prior approval for permitted development for the conversion to a three-bedroom dwelling with views of the open countryside together with approximately 41.88 acres of agricultural land. Well located close to Ipswich.

## Property Summary

- A steel portal framed agricultural barn extending to approximately 1,500sqft
- Consent granted under Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the conversion of the barn to a three bedroom dwelling.
- An exciting opportunity to build a family home in the picturesque Suffolk countryside
- The land extends to approximately 41.88 acres
- Available as a whole or in two lots

## Distances

Ipswich: 5 Miles. Stowmarket: 5 miles. Bury St Edmunds: 22 miles. Colchester: 23 miles. London M25: 60 miles. Ipswich station provides a mainline rail connection to London's Liverpool Street Station.

## Location and Access

White Wheat Farm Barn is situated in the picturesque Suffolk countryside with easy access to Ipswich and Stowmarket both 5 miles away. Bury St Edmunds is located 22 miles north west and Colchester 23 miles south west. The property is well located within the village of Baylham which benefits from amenities including a village hall, a church and a popular rare breeds farm visitor attraction.

## Property Description

### Lot 1

### Guide Price - £450,000

Lot 1 benefits from a barn with a Class Q prior approval for the conversion to a 1,500sqft 3-bedroom residential dwelling. Further details of the permission are detailed below. The land comprises of both arable and grassland and extends to approximately 22.28 acres with access off Upper Street, Baylham.



The land is described as grade 2 and is listed under the Ludford soil association and further described as deep well drained loamy soils suitable for growing arable crops, sugar beet and some fruit and horticultural crops.

The barn comprises of a steel portal frame under a corrugated fibre cement roof with a dirt floor. The building has previously been used for the storage of agricultural machinery and livestock and the property benefits from direct access onto the highway.

The Class Q consent is for the conversion to a three bedroom residential dwelling each with en suite bathrooms and an open plan kitchen and living area. The plan also includes a single garage/store. The barn has far reaching views of the countryside to the north and east.

The barn as Lot 1 has had the benefit of mains water and electricity however buyers should make their own enquiry as to the availability of supplies and capacity.

Lot 1 is bordered by residential dwellings to the south and southwest and arable land to the north and east.

## Lot 2

### Guide Price - £185,000

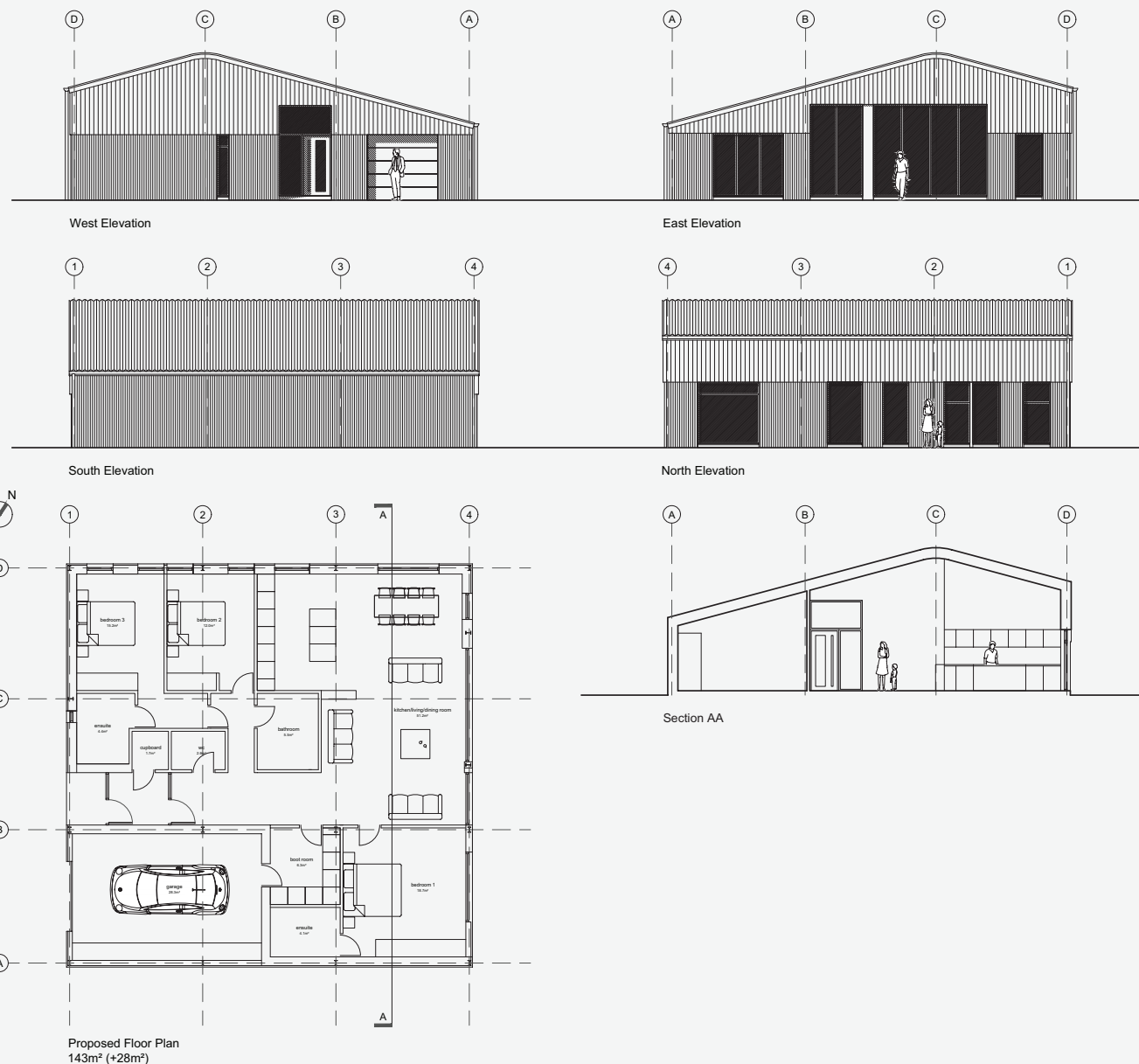
Extending to approximately 19.60 acres of arable land to the south of Upper Street, Baylham. The land is further defined as Grade 2 on the Land Classification map. The land is divided into two parcels with a footpath dividing the land from north to south. The soils are listed under the Hanslope soil series and further described as slowly permeable calcareous clayey soils suitable for growing winter cereals and grassland.

We are not aware of any main services to the land however it is thought these can be sought nearby.

Lot 2 is bordered by residential property to the north, agricultural and equestrian uses to the west and east, and Back Lane and woodland to the south.

Access to Lot 2 is via the track off Upper Street shown as between the points A-B on the sale plan.

## PROPOSED DRAWING



## Method of Sale

The property is being offered for sale by Private Treaty as a whole or in two lots.

Buyers interested in a single lot or a specific part of the property should contact the selling agent and make clear on a plan the area of interest.

## Tenure and Possession

The property is sold freehold with vacant possession.

## Planning Consent

Details of the planning consent can be seen below and further details of this can be found on the planning portal.

**Application reference** DC/23/04288

**Proposal** Application to determine if Prior Approval is required for a proposed Change of Use of Agricultural Buildings to Dwelling houses (C3) and for building operations reasonably necessary for a conversion. Town and Country Planning (General Permitted Development) (England) Order (2015) as amended Schedule 2, Part 3, Class Q – Conversion of barn to form 1No dwellinghouse.

**Decision** Granted

**Decision Date** 6th November 2023

## Wayleaves, Easements and Rights of Way

The land is sold subject to all existing rights of way, both public or private, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

Please note there are several rights of way which cross the land and prospective buyers should complete their own searches in this regard.

A high pressure underground oil pipe is located on the eastern boundary of Lot 1 and crosses Lot 2.

## Overage

The land shown shaded pink will be sold subject to an overage (detailed terms to be agreed) with the Seller benefiting from a 30% uplift in value from any development away from agricultural use for 30 years.



## Registered Title

The property is registered Freehold under Title Number SK339562

## Value Added Tax (VAT)

It is understood that VAT is not applicable to the sale. If in any event the VAT does become chargeable, it will be in addition to the sale price. The guide price given above will exclude any VAT unless specified otherwise.

## Boundaries

The boundaries are based on Ordinance Survey data and areas. The areas are for reference only. The buyer will be deemed to have full knowledge of all boundaries and any error or mistake shall not be the responsibility of the seller or entitle any party to compensation thereof.

## Nearest postcode

IP6 8LQ

## What3words

///dent.hurricane.reporting  
will direct you to Lot 1 from Upper Street.

///splashes.horseshoe.cracking  
locates the access to Lot 2.

## Sellers Solicitors

Kerseys Solicitors

## Anti Money Laundering

In accordance with the Money Laundering Regulations 2017, following the seller accepting an offer, the buyer will be required to provide proof of identity and address prior to the instruction of solicitors.

## Local authority

Babergh Mid Suffolk District Council  
[www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

## CIL

We understand this permission comes with zero CIL liabilities and no affordable housing obligations, however buyers should make their own enquiries in this regard.

## Timing

It is intended that exchange of contract will take place 28 days after of the Buyers solicitor receiving the draft contract. Completion will take place 28 days thereafter. A 10% deposit will be payable on exchange of contracts.

## Viewings

Strictly by appointment with the selling agent or pre-arranged without the selling agent with particulars in hand. Given the potential hazards and risks of an empty building and a working farm we ask you to be as vigilant as possible when viewing the property.

## Photographs, Fixtures and Fittings

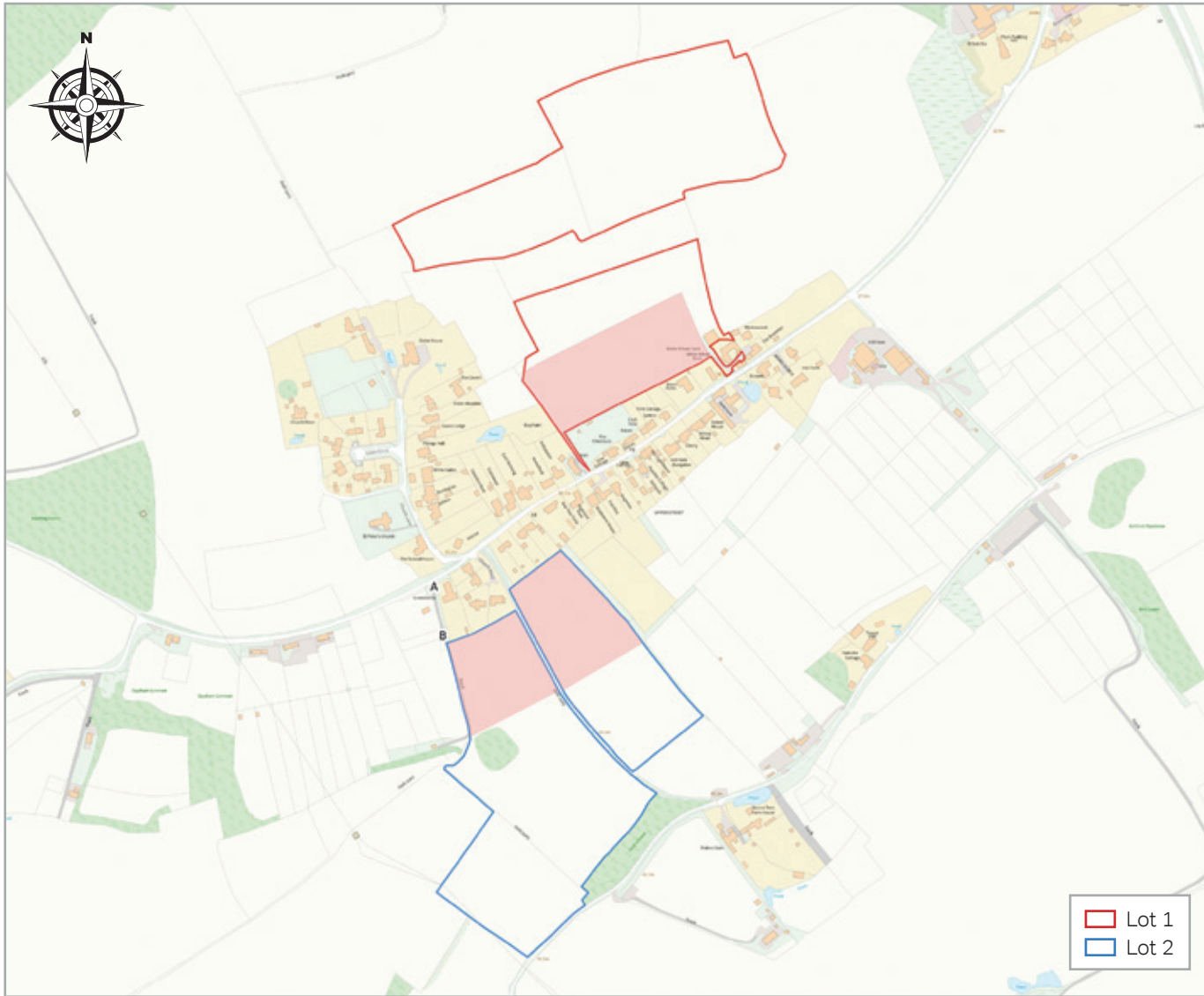
The photographs in these particulars were taken in September 2023

## Enquiries:

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Whilst we endeavour to make our particulars accurate and reliable, if there is any point that is of particular importance to you please make contact and we will be pleased to check the information, especially if you are travelling some distance to make an inspection.

Registered head office is Rivers Court, High Street, Sproughton, Ipswich, Suffolk IP8 3AP.