

FOR SALE BY ONLINE AUCTION
*Modern barns with Permitted
Development for residential conversion to
four dwellings, standing in a lovely rural
location within 1.5 acres.*

Guide Price
£295,000 Freehold
Ref: P6619/C

Buildings at Green Farm
Pages Green
Wetheringsett
Stowmarket
Suffolk IP14 5QA



Barns with Class Q Permitted Development for change of use to dwellings that will comprise two 3 bedroom semis of approximately 925 sq ft, a 4 bedroom detached dwelling of approximately 1860 sq ft and a 5 bedroom detached dwelling of approximately 2,710 sq ft.

FOR SALE BY TIMED ONLINE AUCTION - 26th May 2021

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on 26th May 2021 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of electronic gavel with completion occurring 20 business days later. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor is preparing an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike please visit the Online Property Auctions section of Clarke and Simpson's website to Watch/Register/Bid.

Sellers Solicitors

The sellers solicitors are Birketts, 141 - 145 Princes Street, Ipswich, Suffolk IP1 1QJ; Tel: 01473 406317; Email: tom-verrill@birketts.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The buildings are situated within the hamlet of Pages Green, within the Parish of Wetheringsett. The village has a primary school, church and village hall, and lies approximately 3 miles from the popular village of Debenham, which offers a good range of facilities including excellent schooling, a variety of shops, a small Co-op supermarket, vets, Post Office, doctors surgery, butchers and greengrocers. Another well-served nearby village is Mendlesham, which lies just across the other side of the A140 and has facilities including a village store, public house and Post Office. The A140 provides easy access to the north leading to Norwich, and to the south to Ipswich via the A14. Stowmarket and Diss stations are both within approximately 25 minutes.

Description

Prior Approval was 'granted' by Mid Suffolk District Council to convert the buildings from agricultural use to four dwelling houses under reference DC/20/03990 on 10th November 2020. It is understood that the works must be completed within three years of this date but interested parties should undertake their own investigations in this regard. Copies of some of the plans and the Prior Approval are included with these particulars. Further documents such as ecological reports and plans are available from the Mid Suffolk District Council planning website.

The Permitted Development allows for the conversion of the buildings to a pair of semi-detached houses of approximately 925 sq ft, each offering an open-plan kitchen/sitting/dining room, three bedrooms and a bathroom. In addition will be a detached dwelling of 1,860 sq ft with open-plan kitchen/sitting/dining room, utility room, study, four bedrooms along with two en-suites and a bathroom. The largest detached dwelling will extend to approximately 2,710 sq ft and will offer open-plan kitchen/sitting/dining room, study, utility room, snug, five bedrooms, two en-suites, shower room and bathroom. As per the red outline on the enclosed Sale Plan, the grounds extend to 1.5 acres. It should be noted however, that the Permitted Development area is outlined in blue on the Sale Plan. Should a buyer wish to apply for Planning Permission to use the additional land outlined in red for garden/parking, this will be their responsibility post purchase.

Services

Whilst it is understood that no services are connected to the property, it is believed that electricity and water are in the vicinity and a buyer will be responsible for installing sewage treatment plants. Interested parties should make their own investigations with regard to the connection of services.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

Architect

Beech Architects Ltd, Church Farm Barn, The Street, Thorndon, Suffolk IP23 7JR; Tel: 01379 678442; Email: enquiries@beecharchitects.com. Extracts of the plans are used by kind permission of the architects.

Community Infrastructure Levy (CIL)

It is understood that the CIL liability is yet to be assessed but the agents are led to believe that the rate in Mid Suffolk District Council is currently £115 per m². However, on the basis that the building/property has been used continuously for agricultural use in the last few years, it may be possible for a buyer to apply for a £0 liability notice. Interested parties should make their own investigations with regard to any CIL and will be responsible for any CIL payments.

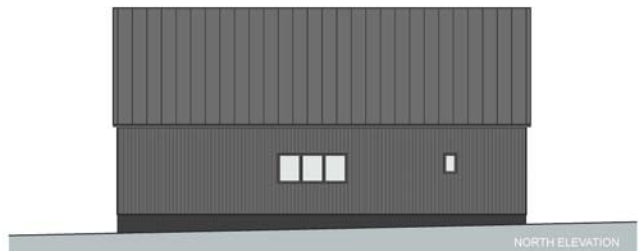
Viewing

The property can be viewed at any reasonable hour with particulars in hand. All necessary safety measures should be taken by interested parties with regard to accessing the buildings.

Site Layout



Proposed Elevations



Proposed Floorplans





Sale Plan

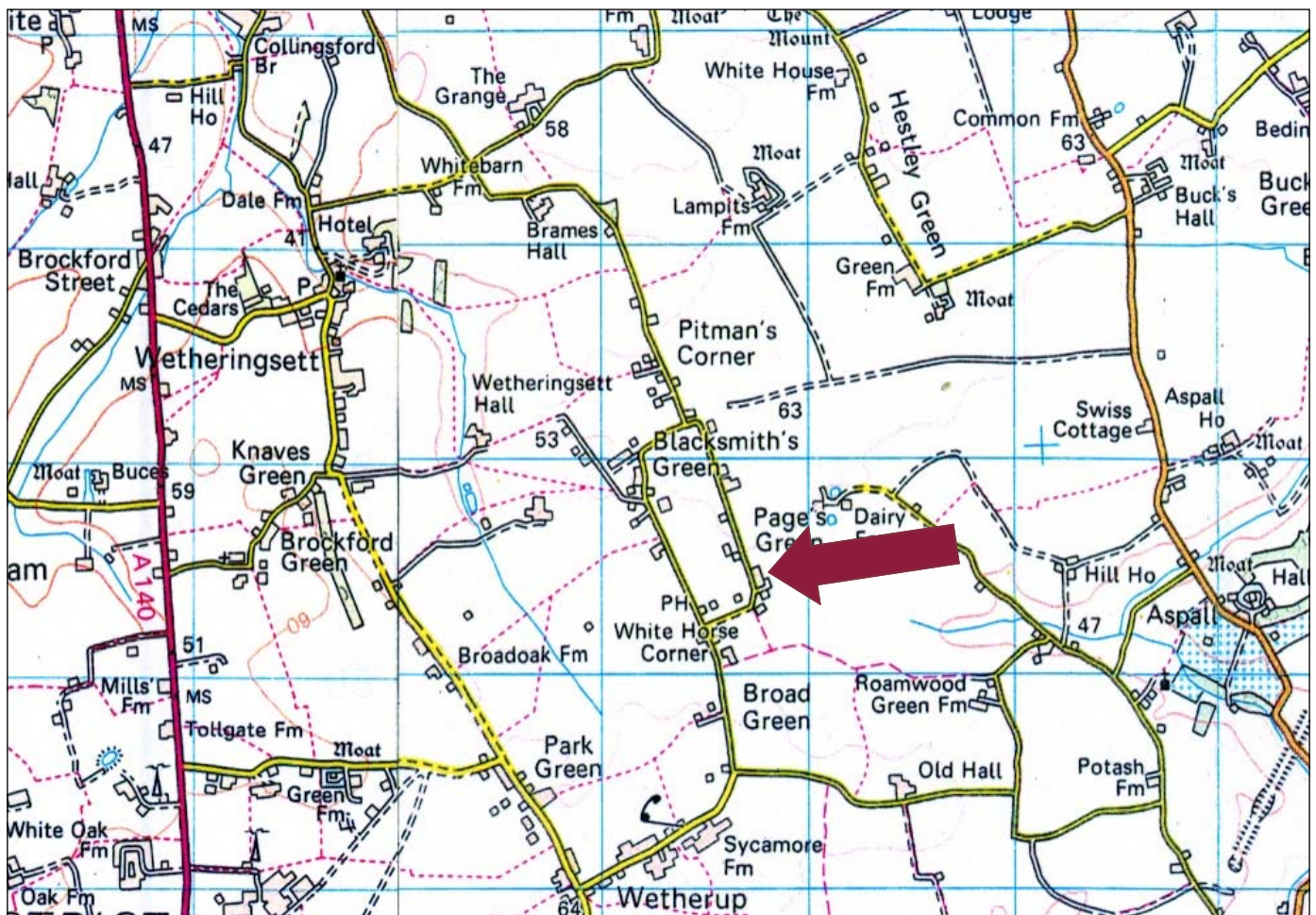


NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents 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
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from. When you register to bid you will be prompted to provide the appropriate money laundering documentation.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Online Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. The buyer will be responsible for fencing the northern and eastern boundaries.

Directions

Proceed through the centre of the large village of Debenham and take the turning on the left passing the primary school on the right. Take the next lane on the right proceeding up the hill. Bear round to the left and continue on the road passing Old Hall on the right. Take the next road on the right signposted to Greenacres Park. Take the next right and continue along this road into Pages Green where the buildings will be found on the right hand side of the road.



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.