



ARTIST'S IMPRESSION



OLIVE TREE BARN

LAND ADJACENT TO LAVENDER BARN, FENSTEAD END, BOXTED, BURY ST EDMUNDS, IP29 4LH



EXECUTIVE SUMMARY

- Unique 'Grand Design' opportunity to acquire a barn, with planning for conversion to a substantial dwelling in a rural setting betwixt the picturesque villages of Hawkedon and Boxted: amidst breathtaking undulating countryside, close to Bury St. Edmunds, Suffolk.
- One acre site occupied by a disused modern agricultural barn.
- Planning permission granted for redevelopment for a sizable modern country house comprising:
 - Four bedroom two-storey house with off-road parking and external amenity.
 - Total GIA of 221 sq m (2,378 sq ft) approx [NOTE: this is a proposed iteration to be finalised by the purchaser, as the application site has since grown in scale].
- Scenic panoramic far-reaching open- countryside views across adjacent farmland.
- 9 miles to the north of Sudbury, 12 miles to the south of Bury St Edmunds, and 29 miles to the east of Cambridge.
- Existing shared highway access [NOTE: potential for private sweeping driveway].
- For sale freehold with vacant possession upon completion.



LOCATION/ LIFESTYLE

Fenstead End is situated North of Sudbury (9 miles) and is part of a coveted belt of villages nestled amongst undulating Suffolk countryside between Hawkedon to the North West and Boxted to the North East. There is a celebrated gastropub- The Queen's Head- and a thriving community centre.

Sudbury is a vibrant market town with a commuter rail link to London Liverpool Street. The property is located 12 miles from Bury St. Edmunds, a fine Suffolk Cathedral town, some 29 miles east of Cambridge and approximately 80 miles north east of London.

Both Sudbury and Bury St. Edmunds have all major food stalls well represented, including Waitrose, and have twice weekly markets. There is an eclectic range of high street and independent shops and some of the country's finest restaurants including Suffolk's only Michelin-star, Pea Porridge, and leisure facilities can be found within a short drive.

There is plenty to keep families entertained and top tier public and private sector schooling. The Apex Arts Centre in Bury St. Edmunds is a state-of-the-art live entertainment venue hosts exhibitions and events, complemented by Britain's only surviving Regency playhouse: The Theatre Royal.

Other amenities include a range of health clubs, swimming pools and leisure facilities with a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

Nearby is the Headquarters of British Horseracing, Newmarket and the world-class University City of Cambridge with its wealth of employment opportunities.





ARTIST'S IMPRESSION

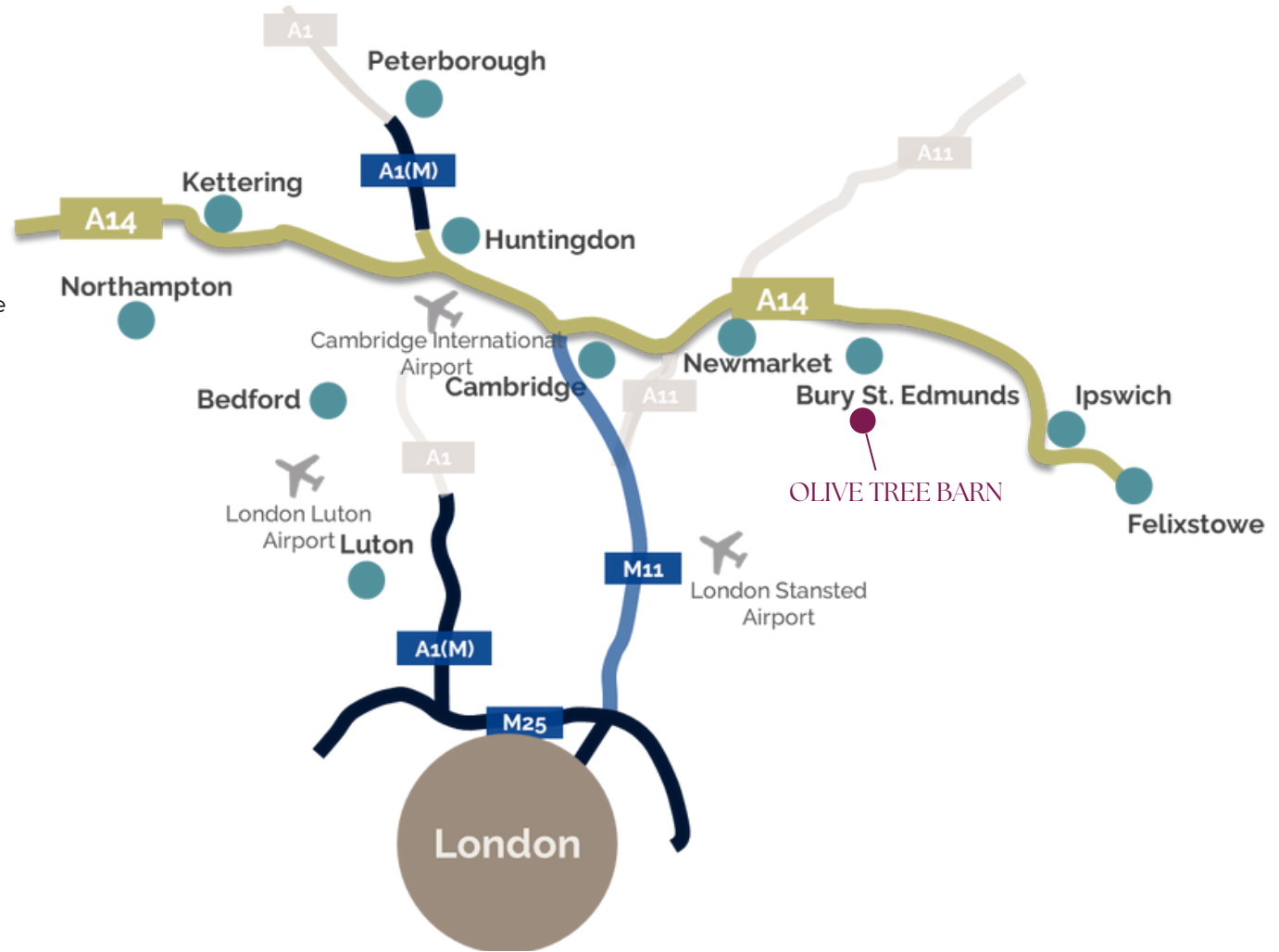


INTERNAL CGI

CONNECTIVITY

The site benefits from excellent transport links offering easy access to Sudbury town centre and beyond.

- Sudbury rail station (9.5 miles by car) offers regular Greater Anglia services to Ipswich and provides mainline services to London's Liverpool Street station.
- The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to the south west Stansted Airport (50 kilometres/31 miles), as well as London and to the north east Norwich via the A11/M11.



- Sudbury - 9 miles
- Bury St. Edmunds - 12 miles
- Newmarket - 15 miles
- Ipswich - 29 miles
- Cambridge - 29 miles



- From Sudbury*
- Ipswich (58 mins)
- London Liverpool Street (78 mins)



- London Stansted Airport - 31 miles
- Heathrow Airport - 93 miles



INDICATIVE DEVELOPMENT BOUNDARY

**Approximately
0.45 hectare
(1 acre) site**

THE SITE

The site is level and extends to approximately 1 acre taken from Promap Ordnance Survey plans and comprises a disused modern utilitarian barn (originally a grain store).

The barn is a concrete-framed building with asbestos external cladding at upper levels and forming the roof. An internal metal clad structure provides internal walls at the lower levels.

The site is set back from a quiet country lane with excellent existing vehicular access via a private drive directly onto an unclassified road. While it is proposed to utilise this access, a further private sweeping driveway could be configured. The highway is located between the villages of Thurston End and Boxted, which ultimately leads to the A143 (Bury St Edmunds to Haverhill) and the B1066 (Bury St Edmunds to Long Melford).

To the south of the site is a converted barn and associated redundant barns at Fenstead End farmyard. Other than that, the property is surrounded by open countryside.

It is understood that the existing barn footprint measures approximately 121 sq m (1302 sq ft).



EASTERN ASPECT



NORTH EASTERN ASPECT



SOUTH WESTERN ASPECT



NORTH WESTERN ASPECT

PLANNING

The site is located within Babergh District Council. Planning permission (Ref:DC/23/03681) was granted on 27th October 2023 for:

“Application to determine if Prior Approval is required for a proposed Change of Use of Agricultural Buildings to Dwellinghouses (C3) and for building operations reasonably necessary for conversion. Town and Country Planning (General Permitted Development)(England) Order 2015 as amended Schedule 2, Part 3, Class Q - Conversion of Barn 1 to form 1No dwellinghouse, together with the provision of 3 parking spaces and external amenity space”.

Prior Approval has been **GIVEN** by Babergh District Council (BDC) subject to elementary conditions as outlined on the BDC planning portal.

TENURE/METHOD OF SALE

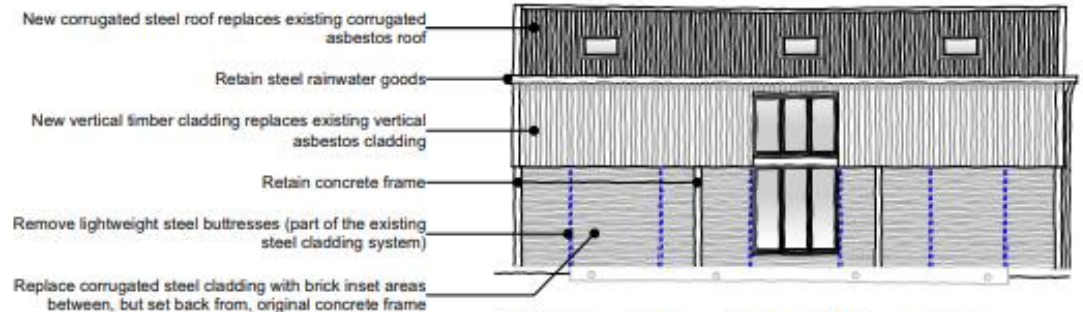
The property (as shown outlined in dark green on the plan (for indicative purposes only)) is offered for sale freehold by way of private treaty with vacant possession upon completion.

WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY

The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

PROPOSED ACCOMMODATION SCHEDULE

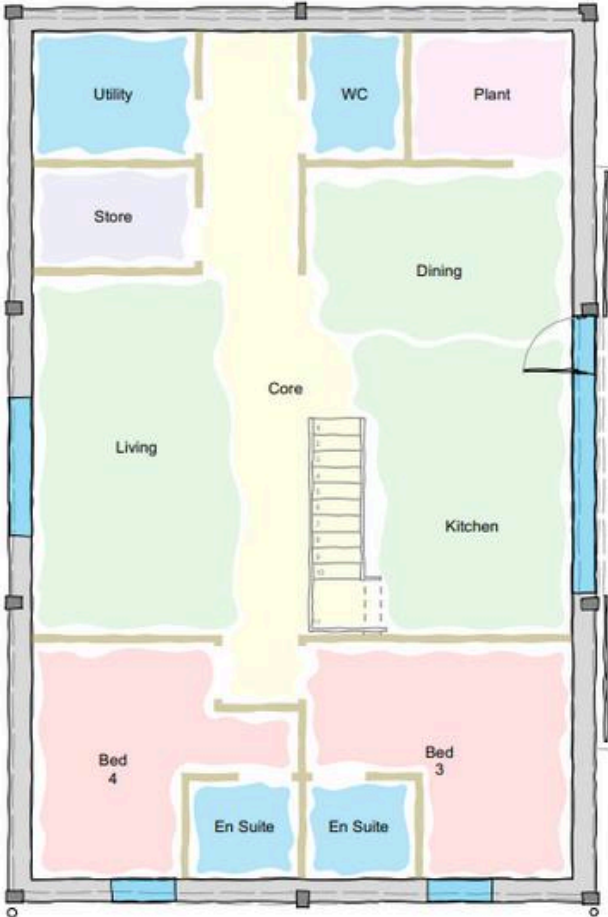
RESIDENTIAL		SQ M	SQ FT
Dwelling	Two storey detached four bedroom barn conversion	221	2,378

Existing agricultural barn footprint was measured at approximately 121 sq m (1302 sq ft)



FLOORPLANS

221 sq m (2,378 sq ft) - Approximate Gross Internal Area (GIA)



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



SERVICES

We understand that electricity is already servicing the site. Mains water is in close proximity. Broadband Ofcom states speed available of up to 1000Mbps. NB None of these services have been tested by the agent.

LOCAL AUTHORITY

Babergh District Council (0300 123 4000).

NEW HOMES

Whatley Lane has provided a price report advising on a potential re-sale price. Whatley Lane would expect to be retained for the sale of the finished dwelling.

VIEWING ARRANGEMENTS

The site can be inspected from the public highway. If you require access to inspect the existing building, please contact the sole selling agent: James Sawyer/Whatley Lane.

WHAT3WORDS: ///hamsters.dome.working

DIRECTIONS (IP29 4LH)

From London/Cambridge/ Newmarket (by car)

Exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14, then exit signposted 'Bury St. Edmunds Central'. Take the third exit signposted A134 and follow signposts to the town centre, at the forth roundabout head north onto A1302 Parkway. At the second roundabout, take the third exit, signposted 'A143 Horringer/Ickworth'. Continue until passing Bannatyne's Health Club on the right and then exit signposted 'Glemsford B1066'. Continue along passing through the villages of Whepstead, Brockley. Leaving Hartest, turn right signposted Fenstead End passing Holy Trinity Church on the left along Braggon's Hill, Boxted. At the junction turn right into Fern Hill signposted Fenstead End, where Olive Tree Barn can be found 1600 metres on the left hand side, **marked by our For Sale board.**

CONTACT

Bury St Edmunds

1 Churchgate Street
Bury St Edmunds
IP33 1PL

T: +44 (0)1284 765 256
bury@wlea.co.uk

London

5 Milner Street
London
SW3 2QA

T: +44 (0)207 243 0964
www.fwgapp.co.uk

