



FARM BUILDINGS WITH CONSENT FOR 6 RESIDENTIAL UNITS NEAR FRAMLINGHAM

ABBEY FARM, HOO, SUFFOLK IP13 7QY

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A range of traditional and modern farm buildings with planning consent for conversion, in one of the most sought after locations in Suffolk

Abbey Farm, Hoo, Suffolk IP13 7QY

About 4.3 acres

For sale as a whole

Easton - 1 mile

Framlingham - 4.5 miles

Wickham Market (Railway Station) - 4.8 miles

Woodbridge - 9.8 miles

Ipswich (Railway Station) - 14 miles

Situation

The barns at Abbey Farm are situated almost equidistant between Letheringham, Hoo and Easton in one of the most desirable parts of Suffolk. On a quiet lane, they enjoy the most peaceful location adjacent to the rarely used parish church.

The popular towns of Woodbridge and Framlingham lie close to the south and north respectively whilst Aldeburgh, one of the most popular towns on the heritage Suffolk coast can be reached in less than 20 minutes.

Description

Abbey Farm is an historic site which in recent decades has been the centre of a farming operation working across east Suffolk. It comprises a large range of traditional and more modern agricultural buildings which have been in varying degrees of agricultural use until now.

To the western side of the site nearest the Church is a linear complex of early 17th century red brick buildings most recently used as cattle sheds. They keep their original roof structures but now have concrete floors.

Also at the western edge of the site is a collection of late 15th century timber framed barns, one being the only surviving building from the former priory. The barns have concrete floors throughout and various 19th century alterations.

Towards the southern end of the site is a range of red brick buildings, some which have been re-roofed and converted into loose boxes.

On the south eastern side of the site is a large, concrete framed building with block infill and a concrete floor previously used for grain and machinery storage.

The site benefits from its own access directly from the public highway and fine views out across open farm and meadowland towards Easton.

Services

The site has mains single and 3 phase electricity. The water supply is a private supply which is shared with other properties and a new supply will therefore need to be installed. The Vendor will work with the Purchaser to ensure the provision of this supply within a reasonable timeframe.

General Remarks and Stipulations

Tenure:

The site is offered for sale freehold with vacant possession.

Uplift Provision:

No uplift provision will be placed upon the site.

Designations:

To the best of the Vendor's knowledge, the site is not subject to any designations or other restrictions.

Town and Country Planning:

Planning consent has been granted for the conversion of the buildings under two separate consents;

DC/20/1928/PN3

In May 2020 this application (under Class Q of the Town & Country Planning Order 2018) was refused but subsequently granted by appeal in February 2021. The consent allows for the development of a large grain store to provide a total of 4 dwelling houses ranging between 100 square metres and 393 square metres.

DC/19/4157/FUL

In October 2019 this consent was granted and allows for the conversion of two historic barns to form 2 new five bedroom dwellings of about 386 square metres and 474 square metres. The consent allows for the demolition of a some of the associated more modern agricultural buildings.

Local Authority:

East Suffolk Council
East Suffolk House
Station Road
Melton
Woodbridge
IP12 1RT

Plans, Areas and Schedules:

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way:

The property is sold subject to, or with the benefit of, any existing wayleaves, easements, quasi-easements, rights of way, covenants, and restrictions whether mentioned in these particulars or not.

The Vendor will retain a right of way for all purposes over the area hatched grey on the enclosed sale plan .

Method of Sale:

For sale by private treaty

Viewing

Strictly by prior appointment with Savills



proposed courtyard elevation (southeast) 1:100



proposed courtyard elevation (northeast) 1:100



proposed side elevation (southeast) 1:100



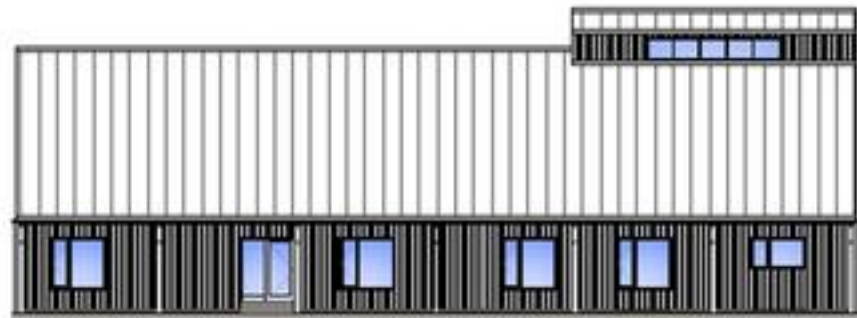
proposed courtyard elevation (northwest) 1:100



proposed front elevation (east) 1:100



proposed side elevation (west) 1:100



proposed rear elevation (west) 1:100

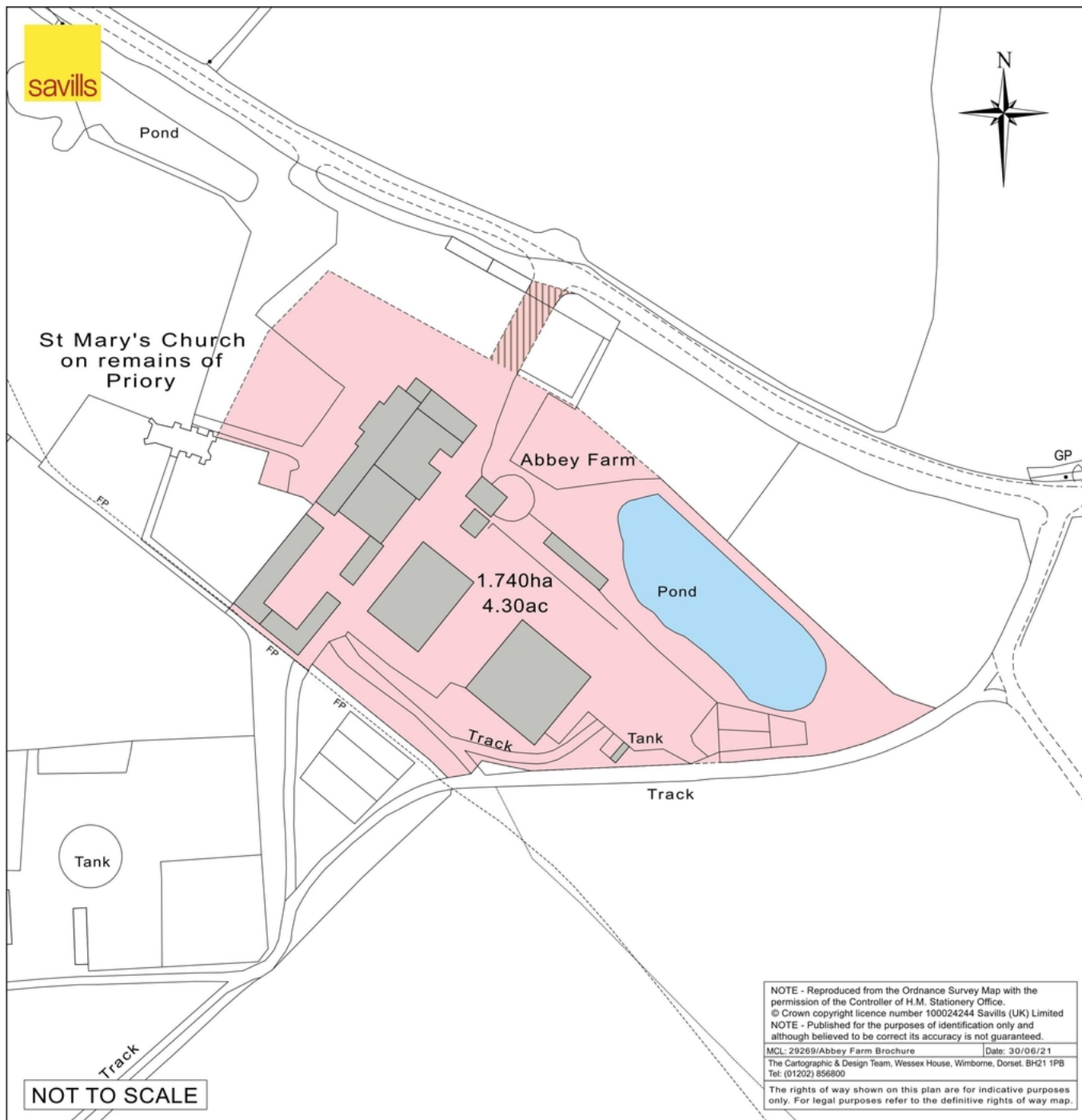


proposed rear elevation (southeast) 1:100



proposed rear elevation (northwest) 1:100





Important Notice

Savills, their clients and any joint agents give notice that

1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements.

4: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is responsible for making his own enquiries in this regard.



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