



Change of use for an Agricultural Barn South of New Road, Beck Row, IP28 8ZD

Offers in Excess of £250,000

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An agricultural barn with planning permission granted on appeal for change of use to 2 residential dwellings. The property is situated in an agricultural setting on the north eastern edge of the village with an attractive aspect to the west over open farmland. West Suffolk Council planning application reference DC/19/2214P3QPA and appeal reference appeal reference APP/F3545/W/20/3254058

- Agricultural Barn With Change Of Use
- Permission For 2 Replacement Dwellings
- Semi-Rural Location
- West Suffolk Council
- Planning Reference DC/19/2214P3QPA

BECK ROW the village offers a range of shops and services for everyday needs. A greater variety of amenities can be found nearby in the market town of Mildenhall, which is rich in history and culture and the town of Bury St Edmunds. Mildenhall is known nationally for the nearby USAF air base and offers a good range of shopping, education and leisure services. Mildenhall is approximately 2 miles from the A11 Five Ways roundabout which gives easy access to Thetford (12 Miles) and Norwich to the north east and Newmarket (10 miles) and London to the south and south west.

SITE

The plot stands on the north eastern edge of the village approached via New Road which is the access road between the villages of Beck Row and West Row.

PLANNING PERMISSION

Planning permission has been granted on appeal (reference APP/F3545/W/20/3254058) by West Suffolk Council for the change of use from an agricultural building into 2 residential dwellings. Application reference DC/19/2214/P3QPA.

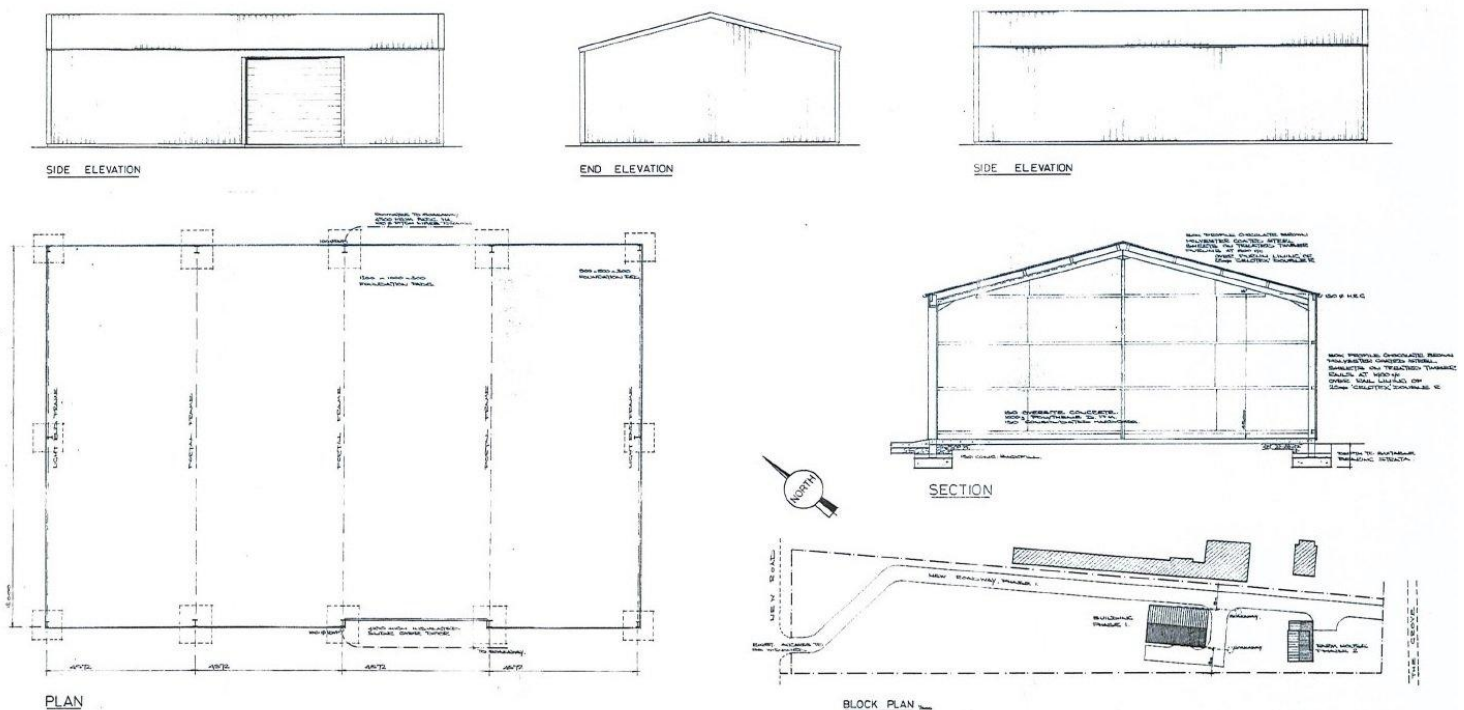
SERVICES

Mains water, drainage and electricity are understood to be located nearby and interested parties should make their own enquiries as to the exact location and suitability of these connections.

VIEWING

Strictly by appointment with the agents

EXISTING BUILDING



Land south of New Road, Beck Row IP28 8ZD



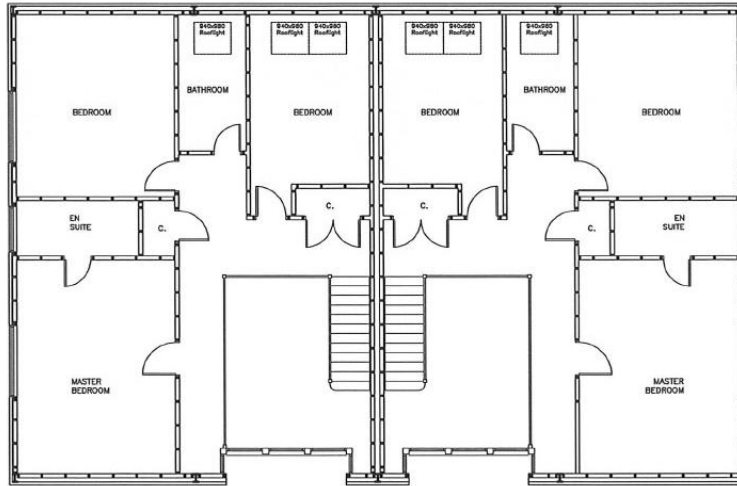
Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

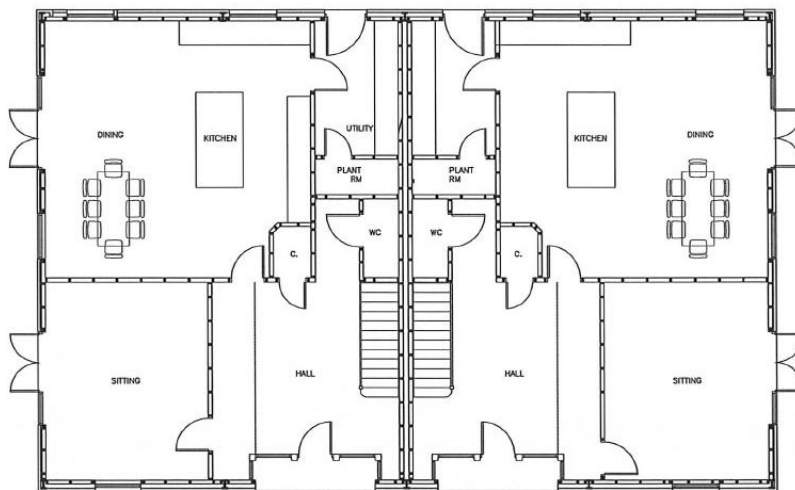
CHEFFINS Incorporating
PlanSurv

PROPOSED FLOOR PLAN

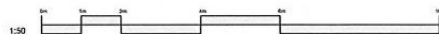
Not to scale, for guidance purposes only



FIRST FLOOR



GROUND FLOOR



Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.