For Sale

Hall Farm Barn, Church Lane, Freckenham, Suffolk, IP28 8JF

- Period barn with full Planning (ref: DC/17/2570/FUL) for conversion
- 2x 3 bedroom dwellings (184.58m² each—total 369.16m² (3,974 sq ft))
- Open countryside views
- All in a plot of approximately 0.56 acres
- With outbuildings
Hall Farm Barn, Church Lane, Freckenham

Location
Freckenham is a small village in west Suffolk located approximately 10 miles north-east of Newmarket and 3 miles south-west of Mildenhall. It is well located to other centres including Cambridge, Newmarket, Bury St Edmunds and Ely.

Freckenham is served by a public house, village hall and church with other facilities available close by in surrounding villages. The village has a number of period properties within it and actually has its own conservation area, within which Hall Farm Barn is located.

Newmarket 18 mins (10 miles)
Ely 27 minutes (12 miles)
Bury St Edmunds 26 mins (15 miles)
Cambridge 37 mins (22 miles)

A mainline train from Ely to London Kings Cross takes approximately 1hr 15 minutes.
(source Google maps)

Description
Hall Farm Barns are located to the south of the village on a farmyard along with a small number of other properties. The setting is picturesque with open farmland views to the south and east.

The subject barn is of solid flint rubble and brick construction, with a pitched timber roof structure covered in asbestos cement type sheets. There is a walled courtyard on the west side of the barn including some single storey similarly constructed out buildings to the main barn, again with asbestos cement type pitched roofs.

The barn is accessed over a trackway through the farmyard which leads from Church Lane.

Services
We understand the barns have their own electricity and water supply. It is believed there is mains drainage in the vicinity, although all interested parties should rely on their own enquiries into the availability of all services.

Access
Access is over an track from Church Lane over which rights will be granted to the buyer. The buyer will be responsible for contributing towards maintenance and repairs.

Land
The barn stands in a plot of approximately 0.56 of an acre. No further land is available for sale.

Tenure
The property is for sale freehold.

Rights of Way, Easements & Wayleaves
The property will be sold with the benefit of and subject to all rights of way, easements and wayleaves.

EPC
Not applicable

These particulars do not form part of an offer or contract. They are not comprehensive and are to be used as a guide only. They are not statements or representations of fact. All measurements are approximate. Interested parties should carry out their own inspection, surveys and enquiries to satisfy themselves fully in all respects. Concertus are a wholly owned company of Suffolk County Council who are the vendor. Date — 1st June 2018

Regulated by RICS
Boundaries
The purchaser will be responsible for erecting and maintaining a post and 3 rail fence, no less than 1.2m in height, along the south and eastern boundaries. To be undertaken within 12 weeks of completion.

Rates
We do not believe the property is currently assessed for Business Rates. Council tax will be assessed and applicable post conversion. However, interested parties should make their own enquiries with the Business Rates team at West Suffolk (01284 763252 www.westsuffolk.gov.uk)

Timings
The Vendor will insert a condition in the transfer requiring conversion works to be completed within 36 months (from commencement) to protect the retained land.

VAT
VAT will not be chargeable on the purchase price.

Guide Price
Offers are invited in the region of £375,000.

Contact & Viewings
Viewings are to be carried out primarily by Balmfords, but also with ourselves. To arrange a viewing at the first instance, please call Balmforth’s Mildenhall branch on 01638 711 171.

Alternatively, please call Concertus via the details below:
Jonathan Oxley BSc (Hons)
01473 316 578 & 07545 421 785
jonathan.oxley@concertus.co.uk

Daniel de Niet BSc (Hons)
01473 316 636 & 07540 100 360
Daniel.deniet@concertus.co.uk
Disposal Plan

Red — Disposal Area  
Brown — Access  
Green — Access (route subject to change)

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