

Barn adjoining Fazeboons, Snape Road, Iken, Woodbridge, Suffolk, IP12 2AY



FREEHOLD FOR SALE

- Situated in a pleasant rural location within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty.
- Within 2.5 miles of Snape and 4 miles from Aldeburgh.
- Previous planning permission for conversion and extension to create 5 holiday letting units and the erection of a pavilion.
- Gross internal area 5,168 sq. ft. (480.22 sq. m.) on a site of 1.14 acres (0.46 hectares).

**Timber framed
barn with scope
for conversion
s.t.p.**



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- **Dealmaker of the Year Suffolk** 2020
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Details

Location

Iken is a small village situated within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, close to the River Alde estuary and with Tunstall Forest to the west.

Snape village and the popular coastal town of Aldeburgh are 2.5 miles to the north west and 8 miles to the north east respectively. Woodbridge is 12 miles and the county town of Ipswich 20 miles to the south west.

The property is situated on Snape Road between Fazeboons and Facons Bottom Farm (see location plan on back page).

Description

The property comprises a traditional timber framed barn, approached via a shared driveway, the site being shown edged red for identification purposes only on site plan opposite.

The building is believed to have been constructed in the late 16th/early 17th century with later additions. The main barn is constructed with a low plinth wall and timber frame with timber cladding, under a pan tile roof and accessed via large double doors to the front and a further pedestrian door to the eastern flank wall. A small lean-to structure with brick walls is attached to the west gable.

A range of outbuildings adjacent to the main barn doors are of timber frame and brickwork construction under a pitched pan tile roof and provide a workshop and four further stores at ground floor level. Stairs from within the main barn and also one of the stores provide access to a refurbished first floor area, understood to have been previously used as a gymnasium.

A single storey block of three further outbuildings adjoin the eastern flank wall of the main barn, constructed of brick and blockwork under a pitched pan tile roof.

The grounds of the property include a surfaced yard in front of the main barn, a fenced and surfaced tennis court and further open ground to the rear of the barn.

Refurbishment Works

Previous refurbishment works appear to include the re-roofing of the main barn and the installation of a new concrete floor. The first floor area benefits from the installation of velux windows, plastered/decorated walls and ceilings and the installation of fluorescent lighting. One of the lean-to areas of the main barn has been similarly refurbished.

Floor Areas

According to our measurements the property provides the following approximately gross internal floor areas:

Main barn:	2,731 sq. ft.	(253.75 sq. m.)
West lean-to:	142 sq. ft.	(13.21 sq. m.)
South outbuildings (workshop & 4 stores):	1,363 sq. ft.	(126.67 sq. m.)
First floor area:	486 sq. ft.	(45.16 sq. m.)
East outbuildings (3 stores):	<u>446 sq. ft.</u>	<u>(41.43 sq. m.)</u>
Total gross internal floor area:	5,168 sq. ft.	(480.22 sq. m.)

Main barn:	Eaves 3.50 metres Apex 7.25 metres
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Services

The mains electricity supply serving the adjoining dwelling and holiday let also currently serve the property and will be disconnected in due course. The purchaser will therefore be responsible for contacting the relevant utility companies to arrange a separate electricity supply and any other services required, including water and broadband connections. It is anticipated that foul drainage could be accommodated via the installation of a private drainage system within the grounds of the property.

The solar panels upon the roof of the property are owned by a third party and will be removed in due course, unless acquired by the purchaser by separate negotiation.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Planning

Planning consent was granted on 30th March 2017 for the conversion of the property into 5 letting units and the erection of a pavilion building (reference DC/16/3167/FUL). Further details are available via the local planning authority's website: www.eastsuffolk.gov.uk/planning. This planning consent has now lapsed although the property is still considered suitable for redevelopment and conversion for a variety of alternative uses and all interested parties should make their own enquiries with the local planning authority.



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Local Authority

East Suffolk District Council, East Coast House, Station Road, Melton, Woodbridge, Suffolk, IP12 1RT.
Tel: 01394 383789.

Terms

Offers are invited in the region of £350,000 for the freehold interest with vacant possession upon completion.

Energy Performance Certificate

Rating E (101)

Legal Costs

Each party will be responsible for their own legal costs.

Particulars

Particulars prepared in October 2023.

Viewing

Strictly by prior appointment with the joint agents:

Hilco Global

11 Ironmonger Lane, London, EC2V 8EY

0207 374 5291

www.hilcovs.co.uk

Contact: **Ed Jeffery**
ejeffery@hilcoglobal.eu

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

www.fennwright.co.uk

Contact: **Alistair Mitchell**
agm@fennwright.co.uk



Note: The property is owned by Fazeboons Barn Limited (in Creditors' Voluntary Liquidation). Alex Cadwallader and Andrew Duncan were appointed as Joint Liquidators of Fazeboons Barn Limited on 22 December 2022. The affairs of Fazeboons Barn Limited are managed by the Joint Liquidators and their agents, all of whom act as agents and without personal liability.

For further information call

01473 232 701
or visit fennwright.co.uk

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Particulars for Barn adjoining Fazeboons, Snape Road, Iken, Woodbridge, Suffolk, IP12 2AY