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HAWKEDON HALL FARM BARNS

HAWKEDON, BURY ST EDMUNDS, SUFFOLK, IP29 4NH

A RANGE OF BARNS WITH PLANNING CONSENT FOR CHANGE OF USE AND CONVERSION TO TWO SEPARATE DWELLINGS WITH ASSOCIATED GARAGING AND ACCESS

FOR SALE BY PRIVATE TREATY AS A WHOLE

INTRODUCTION

The Barns at Hawkedon Hall Farm are located in the centre of the village of Hawkedon with road frontage opposite the Church.

Hawkedon lies approximately 9 miles south west of Bury St Edmunds and 12 miles north east of the town of Haverhill in the County of Suffolk.

DESCRIPTION

The property currently comprises an 'L' shaped range of timber framed buildings and a more recent agricultural building and grainstore. Planning Consent has been granted by St Edmundsbury Borough Council for the demolition of the modern agricultural building and grainstore and a change of use and conversion of the traditional buildings to two separate dwellings with associated garaging and access. The North Barn will provide 4 bedrooms and the West Barn will provide 3 bedrooms.

The existing and proposed site layout is shown on the Plans below and further details are available from the Vendors' Agent.

PLANNING

Full Planning Consent and Listed Building Approval was granted on the 23rd December 2013 for the change of use and conversion of the traditional barns to 2 No. separate dwellings with associated garaging and access (Reference: DC/13/0286/LB and SE/13/0925/FUL). Conservation Area Consent was also granted for the demolition of the more recent agricultural building and grainstore on the 23rd December 2013 (Reference: SE/13/0928/CAC).

Under the same Planning Consents permission was granted for the conversion of a separate building for holiday lets, but this does not form part of the property being offered for sale.

There are two Unilateral Undertaking Agreements dated 23rd July 2013 and the 27th September 2013. The Agreement dated 23rd July 2013 requires that the traditional buildings shall not be occupied until the repair and restoration works to the retained straw barn (Coloured Red on the Site Plan) shall have been completed.

The Unilateral Agreement dated 27th September 2013 requires a payment of £10,681.50 to be paid to St Edmundbury Borough Council prior to the commencement of work. The Purchaser is expected to settle this in full prior to starting work on site. There are further obligations under this Agreement relating to the retained land and buildings.

Copies of the Consents and Agreements are available from the Vendors' Agent.

ACCESS

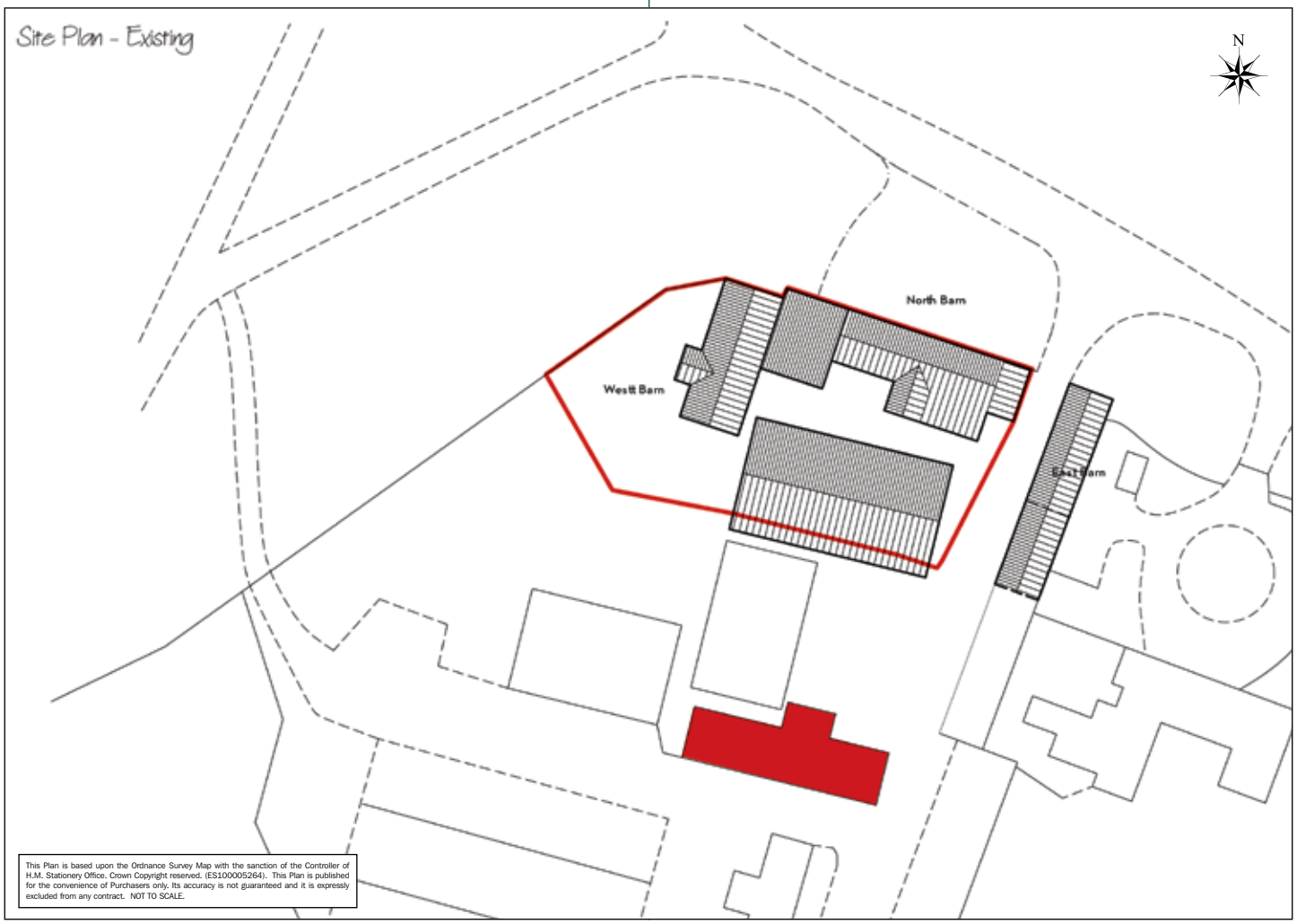
The ownership of the access (Coloured Blue on the Site Plan) to the buildings will be retained by the Vendor with the Purchaser having a right of way for all purposes to access the site. The Purchaser will have the right to upgrade the surface at their own cost with future maintenance according to use.

SERVICES

Mains water and three phase electricity are connected to the property and the Purchaser will be obliged to install a sub meter and to ensure an underground supply of electricity is connected to the retained property.

METHOD OF SALE

The property is for sale by Private Treaty as a whole with vacant possession upon completion.



INFORMATION DISC

This can be obtained from the Vendors' Agents and includes all relevant information relating to the Planning Consents.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing obligations and rights, including rights of way whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations whether referred to in these Particulars or not.

RESTRICTIVE COVENANT

The property is sold with a restrictive covenant requiring the site to be developed in accordance with the Planning Consents referred to in these Particulars only.

OTHER REQUIREMENTS

At the Purchasers expense the following is required within three months of completion:-

1. To ensure an electricity supply is connected to the retained land and properties.
2. That all external boundaries are clearly marked with a suitable solid structure erected prior to occupation of the property.
3. The modern general purpose building and grainstore is to be demolished at the start of development and all materials removed from site.
4. The Purchaser is to carry out all structural repair work to the Vendors retained straw barn (coloured red on the plan) as detailed in the Listed Building Consent granted on 12th February 2014 (Reference: SE/13/0927/LB) and in accordance with the Unilateral Agreement dated 23rd July 2013 prior to commencing work on the purchased property.
5. The existing entrance on the western side of Barn No.2 is to be blocked up prior to occupation of the property.

LOCAL AUTHORITIES

St Edmundsbury Borough Council

West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU

T: 01284 763233

Suffolk County Council

Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

T: 08456 066 067

VENDORS SOLICITOR

Gross & Co Solicitors

83-84 Guildhall Street, Bury St Edmunds, IP33 1LN

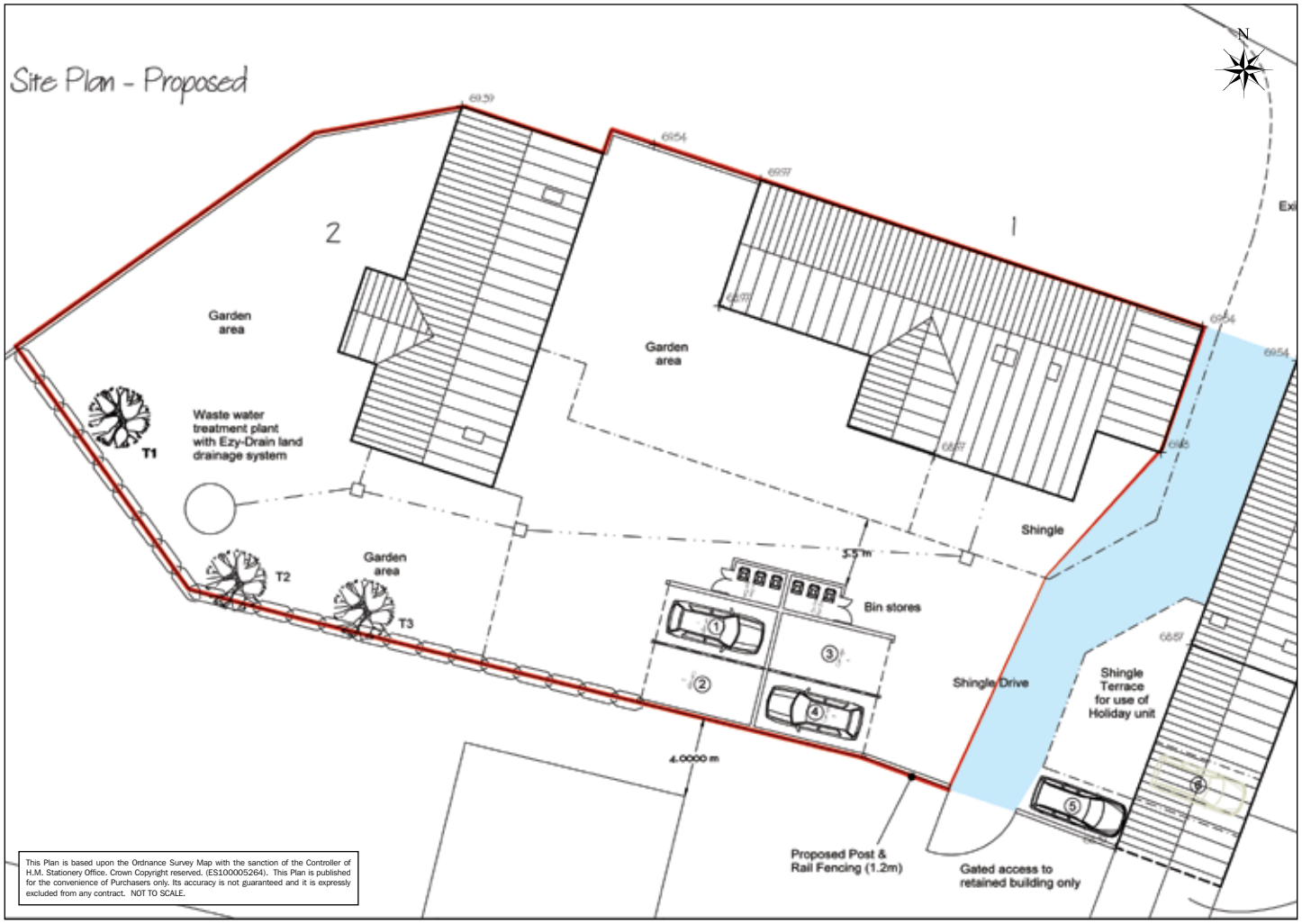
C: Dr Nick Amor

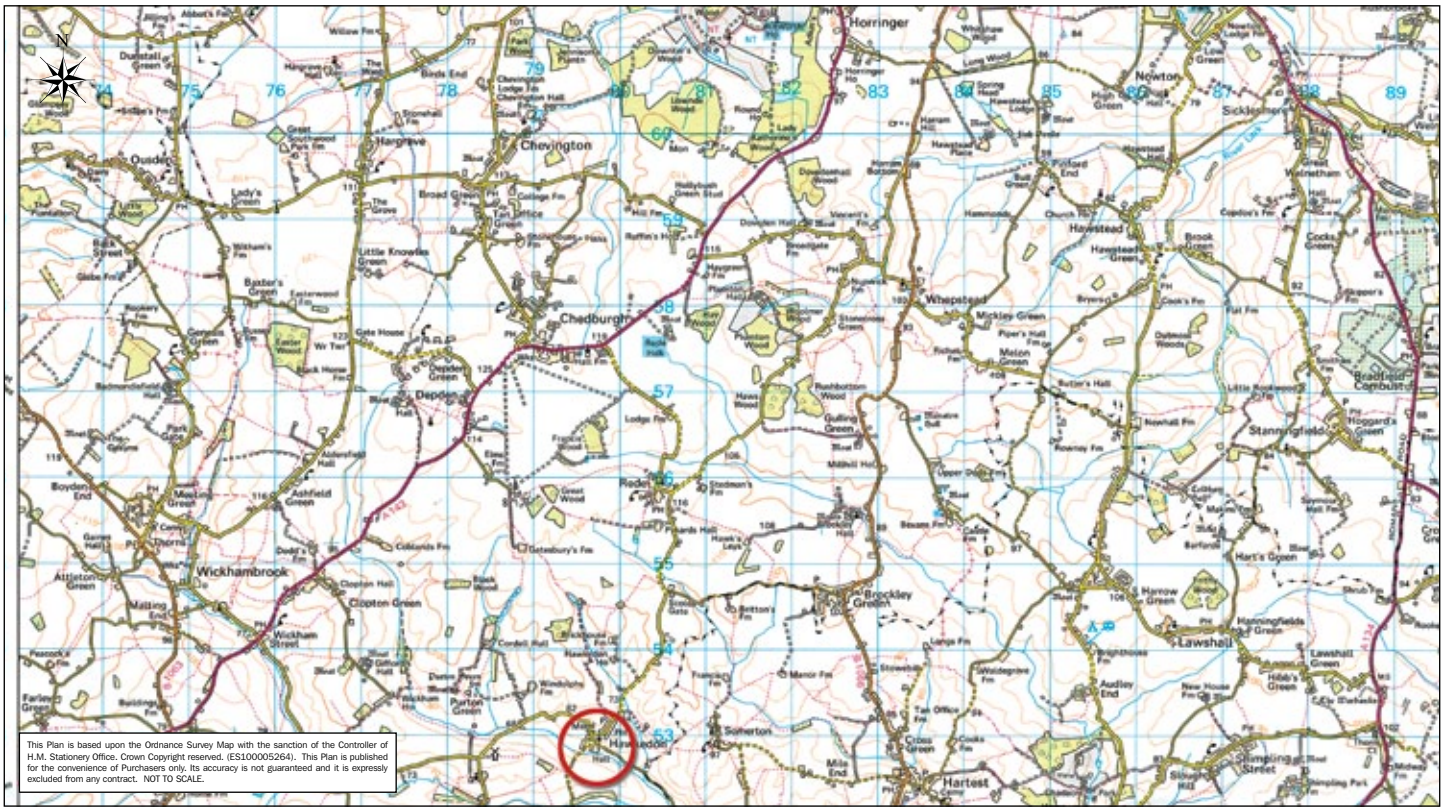
T: 01284 763333

E: nra@gross.co.uk

VIEWING

Strictly by appointment with the Vendors' Agent.





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