



MANOR FARM  
THORPE MORIEUX · SUFFOLK



# MANOR FARM

THORPE MORIEUX • BURY ST EDMUNDS • SUFFOLK

*Stowmarket 9 miles; Bury St Edmunds 10 miles; Sudbury 10 miles; London 80 miles*

*(All distances are approximate)*

## A RARE OPPORTUNITY TO PURCHASE A TRADITIONAL FARMYARD AND DUTCH BARNS WITH PLANNING CONSENT FOR 11 DWELLINGS ALONG WITH TWO COTTAGES

- Planning consent for the conversion of agricultural buildings to three residential dwellings
  - Planning consent for two new-build residential dwellings
- Dutch barns with consent for six dwellings under Class Q Permitted Development
  - A pair of semi-detached cottages

**Approximately 5.4 acres (2.18 hectares)**

**For sale by Private Treaty as a whole or in three lots**



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# INTRODUCTION

An exciting opportunity to purchase a traditional farmyard with the benefit of a planning consent for five dwellings (three conversions and two new build properties), six further dwellings approved under Class Q Permitted Development as well as a pair of semi-detached cottages, concrete yard areas and approximately 1.6 acres of woodland.

The entire site is sold with vacant possession with the exception of 2 Manor Farm Cottages which is let to a residential occupier offering an income opportunity for the purchaser(s). The property is situated in a desirable part of Suffolk, a short distance from Bury St Edmunds and the Suffolk Coast.

## LOCATION

The land lies south-west of Thorpe Morieux in Suffolk, south-east of Bury St Edmunds, with good access to the A131, A12 and the wider road network.

Thorpe Morieux, a small Suffolk village and civil parish incorporating the hamlets of Thorpe Green and Almshouses Green, together with Great Hasting Wood.

Bury St Edmunds and Stowmarket stations provide regular rail services to Cambridge, London Liverpool Street and London King's Cross. Stansted Airport, around 40 miles away, offers international connections.

## SITUATION & ACCESS

Manor Farm enjoys a peaceful setting within open countryside. The site benefits from direct road frontage and access.

The historic market town of Bury St Edmunds is within easy reach, offering an excellent range of shops, restaurants, pubs and cultural attractions, including the Abbey Gardens, St Edmundsbury Cathedral and the Grade I listed Theatre Royal.

Lavenham, a highly regarded village a few miles to the south, provides a further range of amenities including independent



shops, hotels, restaurants, public houses, art galleries, a primary school, preschool and doctor's surgery.

## EXISTING USE

Manor Farm has formed part of an established commercial farming and property portfolio however the traditional

buildings on site are no longer suitable for modern day agricultural practices.

The Dutch barns, included within Lot 1, remain in agricultural use by the farming business but benefit from Class Q Permitted Development consent for conversion into six dwellings. The pair of cottages are in residential use, with 2 Manor Farm Cottages subject to an existing residential tenancy.

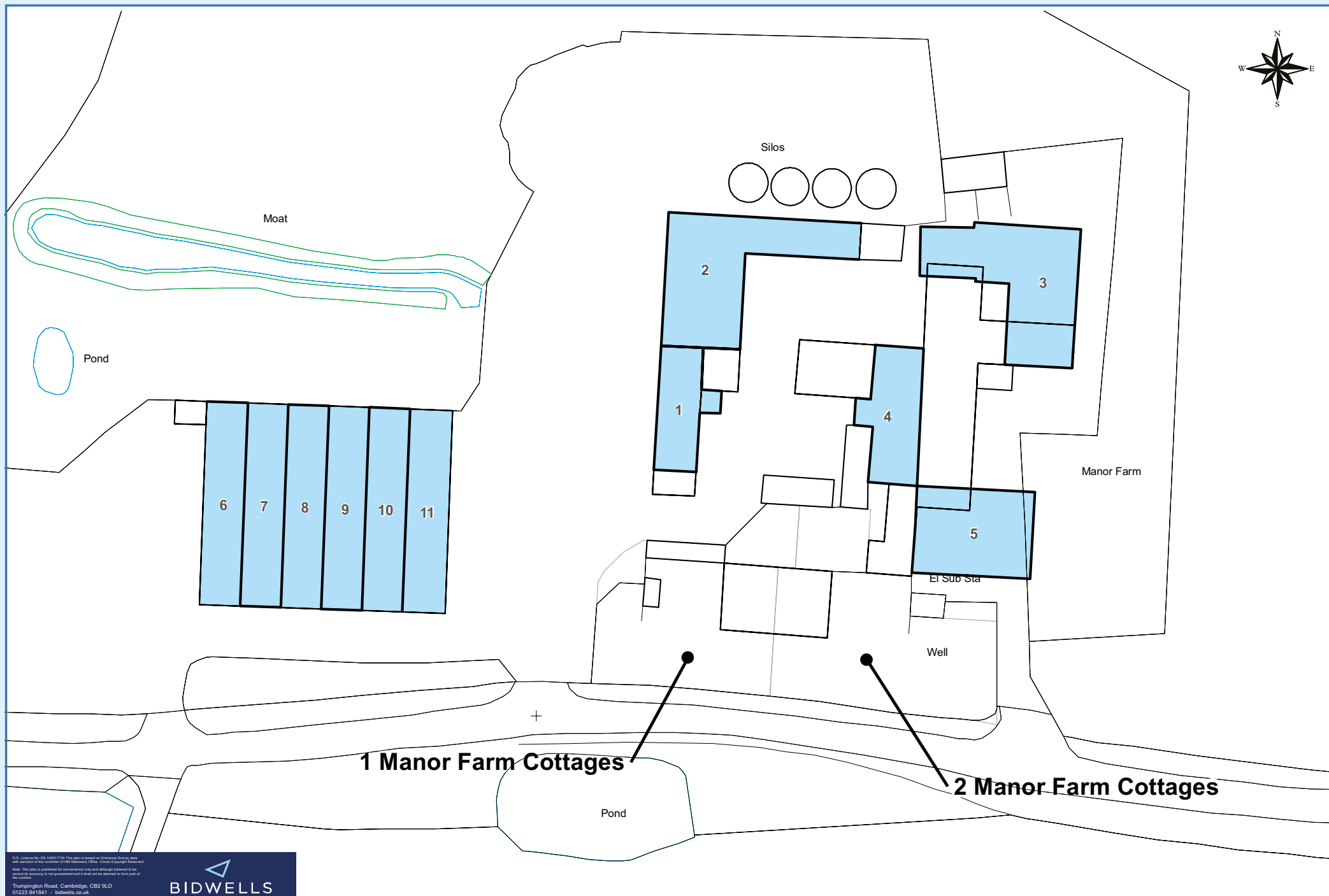
## PROPERTY DESCRIPTION

Manor Farm comprises a pair of semi-detached cottages, a range of traditional farm buildings with planning consent for conversion into three residential units and the construction of two new dwellings (DC/21/01216), together with consent under Class Q for a further six dwellings (DC/24/04557).

The property is for sale as a whole or in three lots.







# LOT 1

## CONSENTED SCHEME

5.08 acres (2.06 hectares) comprising farm buildings with the benefit of planning consent, a hardstanding yard and woodland.

### The Traditional Barns

The traditional farm buildings are of timber and brick construction. Set back from the road, the buildings benefit from two access points from the highway and are arranged in a horseshoe formation around a large concrete yard.

Plots 1, 2 and 4 comprise conversions of attractive traditional farm buildings in timber and brick, while Plots 3 and 5 are new dwellings approved in place of existing buildings. Each plot includes a private garden and off-road parking for two or three cars. The scheme has been thoughtfully designed to create attractive homes with a good degree of privacy. The planning consent has been implemented and several conditions discharged.

### The Dutch Barns

The Dutch Barn has consent under Class Q Permitted Development for conversion into a terrace of six dwellings. Constructed of brick with a steel portal frame, ventilated timber floors and a corrugated sheet roof, it occupies a private position set back from the road, enclosed by mature trees and served by separate access from the rest of the holding.

The consented scheme is shown on the plan below, with the schedule of accommodation set out in the table below.

| Plot           | Size  | GIA (m²) | GIA (sqft) |
|----------------|-------|----------|------------|
| 1 (Conversion) | 4 bed | 263      | 2,831      |
| 2 (Conversion) | 4 bed | 426      | 4,585      |
| 3 (New Build)  | 4 bed | 285      | 3,068      |
| 4 (Conversion) | 4 bed | 263      | 2,831      |
| 5 (New Build)  | 4 bed | 264      | 2,842      |
| 6 (Class Q)    | 3 bed | 150      | 1,615      |
| 7 (Class Q)    | 3 bed | 150      | 1,615      |
| 8 (Class Q)    | 3 bed | 150      | 1,615      |
| 9 (Class Q)    | 3 bed | 150      | 1,615      |
| 10 (Class Q)   | 3 bed | 150      | 1,615      |
| 11 (Class Q)   | 3 bed | 150      | 1,615      |





## PLANNING HISTORY

The property is within the jurisdiction of Babergh and Mid Suffolk District Councils. The current planning consents are shown in the table below, full details of which can be found on the Council's planning portal.

| Application Number | Proposal                                                                                                                                                                                                                                                                                                                                                                                 | Decision        | Decision Date   |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
| DC/21/01216        | Conversion of and extensions to redundant agricultural buildings to provide 3No residential dwellings; Erection of 2 No dwellings (following demolition of agricultural buildings) including provision of amenity space, garaging and parking.                                                                                                                                           | Granted         | Wed 28 Apr 2021 |
| DC/23/04952        | Application to determine if Prior Approval is required for a proposed Change of Use of Agricultural Buildings to Dwellinghouses (C3) and for building operations reasonably necessary for conversion. Town and Country Planning (General Permitted Development)(England) Order 2015 as amended Schedule 2, Part 3, Class Q - Conversion of agricultural building to form 4No dwellings.  | Approved        | Mon 18 Dec 2023 |
| DC/24/00253        | Discharge of Conditions Application for DC/21/01216 - Condition 10 (Bat Licence)                                                                                                                                                                                                                                                                                                         | Granted in part | Wed 17 Jan 2024 |
| DC/24/00250        | Discharge of Conditions Application for DC/21/01216 - Condition 9 (Construction Management Plan).                                                                                                                                                                                                                                                                                        | Granted         | Thu 08 Feb 2024 |
| DC/24/00307        | Discharge of Conditions Application for DC/21/01216 - Condition 6 (Surface Water Discharge).                                                                                                                                                                                                                                                                                             | Granted         | Tue 27 Feb 2024 |
| DC/24/04557        | Application to determine if Prior Approval is required for a proposed Change of Use of Agricultural Buildings to Dwellinghouses (C3) and for building operations reasonably necessary for conversion. Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class Q - Conversion of agricultural building to form 6No dwellings. | Approved        | Mon 09 Dec 2024 |







# LOT 2

## 1 MANOR FARM COTTAGES

Manor Farm Cottages were formerly a single farmhouse and are now arranged as two separate properties. Built of rendered elevations beneath a tiled roof with uPVC windows, the cottages each benefit from fenced, well-maintained gardens and an individual garage.

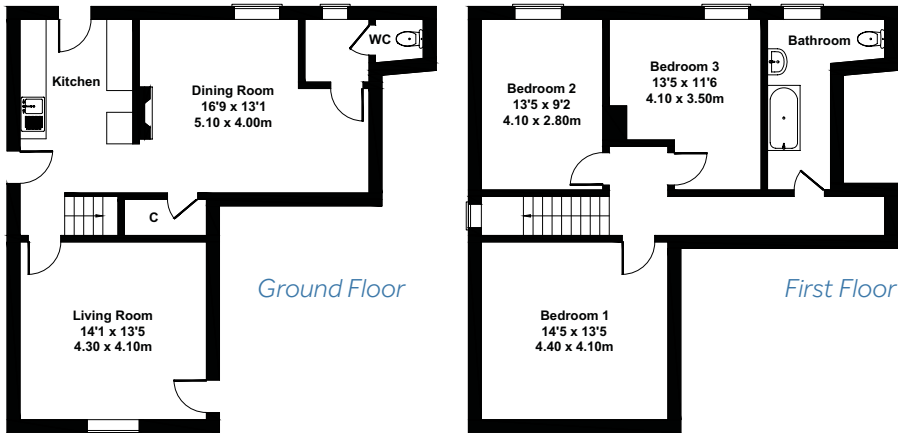
The accommodation comprises a living room, kitchen with double oven, cloakroom with WC, dining room with a traditional brick fireplace, three well-proportioned bedrooms and a family bathroom.

A former timber barn has been converted to provide a double garage with power and lighting, together with a utility area fitted with kitchen units and plumbing for appliances.

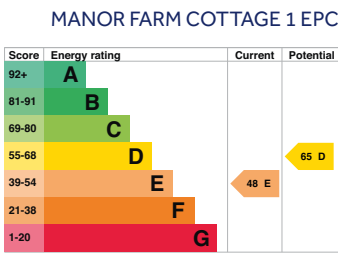
The property was refurbished in 2013, including a new kitchen, flooring and bathroom suites.

The property is rated in Council Tax Band D, which for 2026/27 equates to an annual charge of £2,235.68. This cottage is vacant.

## 1 MANOR FARM COTTAGE



Approximate Gross Internal Area  
**Cottage 1 1259 sq ft ~ 117 sq m**  
*Not to Scale. For Illustrative Purposes Only.*



# LOT 3

## 2 MANOR FARM COTTAGES

The accommodation comprises a cloakroom with WC, spacious living room, kitchen with wall units and space for appliances, dining room, cellar, three bedrooms, a family bathroom and a garage.

This cottage is let to a residential occupier, details are below:

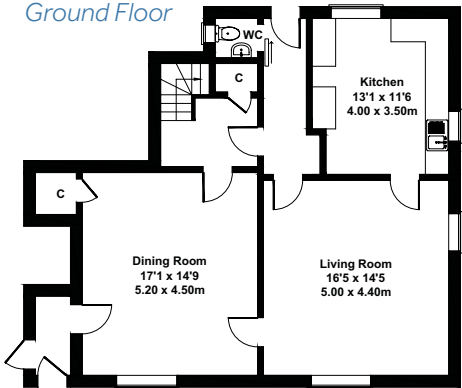
| Property              | Term                                       | Monthly Rent | Annual Rent | Type of Tenancy                |
|-----------------------|--------------------------------------------|--------------|-------------|--------------------------------|
| 2 Manor Farm Cottages | Rolling monthly contract from 01 July 2021 | £1,077.44    | £12,929.28  | Assured Periodic Tenancy (APT) |

The property is rated in Council Tax Band E, which for 2026/27 equates to an annual charge of £ 2,798.38

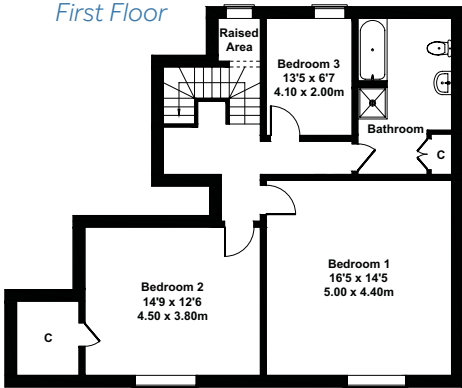


### 2 MANOR FARM COTTAGE

Ground Floor



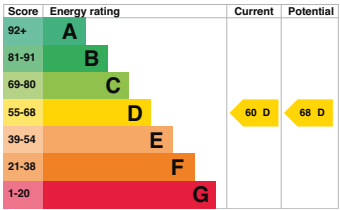
First Floor



Approximate Gross Internal Area  
**Cottage 2 1636 sq ft ~ 152 sq m**

*Not to Scale. For Illustrative Purposes Only.*

### MANOR FARM COTTAGE 2 EPC



# GENERAL REMARKS

## Services

Details available from the selling agents.

The water supply to the buildings is a private supply. The purchaser(s) will be required to secure a new mains water connection following completion. Further details are available from the selling agent.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such services.

## Method of Sale

The property is for sale by private treaty as a whole or in three lots.

## Tenure & Possession

**Lots 1 and 2** are offered for sale freehold with vacant possession upon completion.

**Lot 3** is sold subject to the existing tenancy agreement.

## Registered Title

The land is registered under title number SK297611.

## Value Added Tax

Should any sale of the farm, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

## Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

The Vendor will retain necessary rights of access for all purposes including services over the cross hatch purple area on the sale plan in favour of the retained land.

## Postcode

IP30 0NH

## What3words

///maker.untruth.equality

## 360 View



Please scan the QR code or click the [LINK](#):

## Aerial Video



Please scan the QR code or click the [LINK](#):

## Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

## Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call 01223 559352.

## Local Authorities

Suffolk County Council: [www.suffolk.gov.uk](http://www.suffolk.gov.uk)

Babergh District Council: [www.babergh.gov.uk](http://www.babergh.gov.uk)

## Community Infrastructure Levy (CIL)

CIL is payable on the commencement of the development. Further details are available from the selling agent.

## Timber, Sporting & Mineral Rights

These included in the sale in so far as they are owned.

## Boundaries

The purchaser(s) will be required to erect a stock and dog proof boundary fence along the boundary abutting the seller's retained holding. The purchaser(s) shall not erect or install any form of gate, stile or other such opening or means of accessing the retained land. The purchaser(s) will be responsible for the repair and maintenance of such boundaries.

The vendor and the vendor's agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

## Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

## Health & Safety

We would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

## Energy Performance Certificate

Please see pages 12 and 13 for EPC's, full versions available from the selling agent.

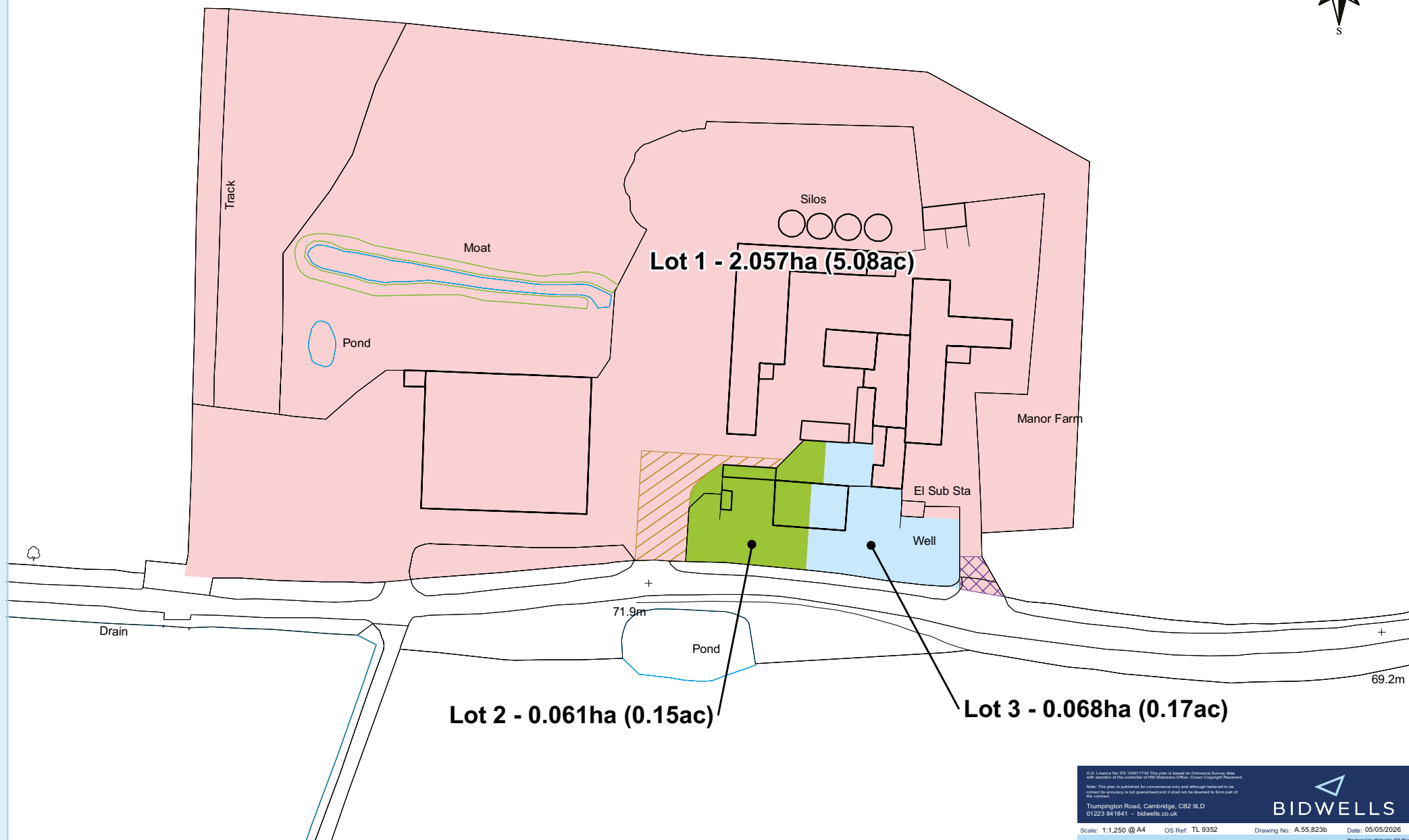
## Photographs, Fixtures & Fittings

The photographs in these particulars were taken in July 2026. Only those fixtures and fittings described in the sale details are included in the sale. The imagery showing the proposed development when completed is an artist's impression only.

## Important Notice

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