



RED HOUSE FARM BARNES

FOXEARH · ESSEX/SUFFOLK BORDER



RED HOUSE FARM BARNs

FOXEARTh • ESSEX/SUFFOLK BORDER

Sudbury 3.5 miles; Haverhill 13.5 miles; Bury St Edmunds 16 miles; Colchester 18.5 miles

(All distances are approximate)

AN ATTRACTIVE COURTYARD RANGE OF TRADITIONAL BARNs WITH CONSENT FOR THREE OUTSTANDING HOMES IN THE HEART OF THE SUFFOLK COUNTRYSIDE

- Traditional Grade II Listed barns with planning consent for conversion into three distinctive residential dwellings
 - Attractive rural setting on the Essex/Suffolk border, close to Foxearth, Long Melford and Sudbury
 - Approved scheme extending to approximately 5,876 sq ft (556 sq m)
- Set within approximately one acre, with the opportunity to purchase additional land by separate negotiation

For sale by Private Treaty as a whole



Rebecca Westerhuis

Bidwells ~ Rural

rebecca.westerhuis@bidwells.co.uk

+44 (0)7971 588127

James Young

Bidwells ~ Rural

James.young@bidwells.co.uk

+44 (0)7442 666176

LOCATION

Red House Farm Barns occupy an attractive rural setting on the edge of the well-regarded village of Foxearth, situated on the Essex/Suffolk border. The nearby market towns of Sudbury and Long Melford provide an extensive range of day-to-day amenities, educational facilities and services.

The property is accessed directly from Foxearth Road via an established entrance serving the farmstead. The approved scheme benefits from dedicated access arrangements together with provision for on-site vehicular parking associated with each dwelling.

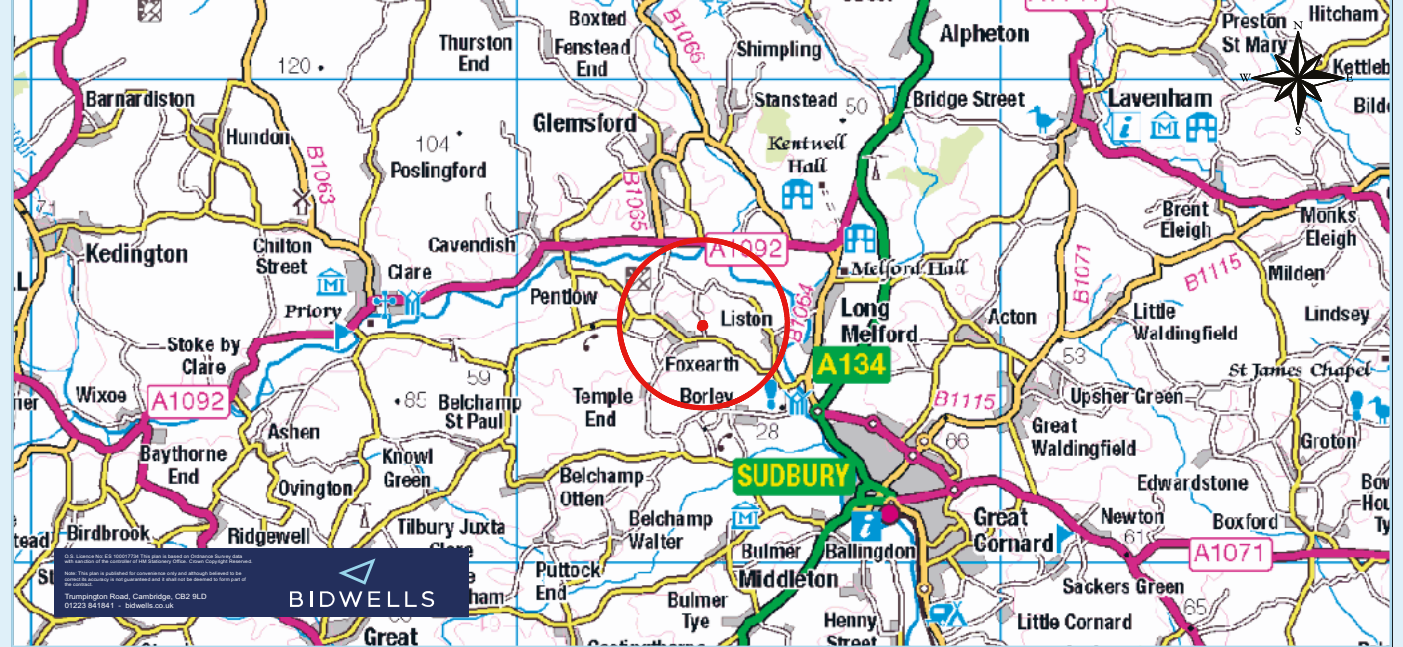


PROPERTY DESCRIPTION

RED HOUSE FARM

The traditional barns at Red House Farm are positioned to the south-west of the farmhouse and comprise an attractive U-shape around a central courtyard. The buildings offer a flexible and characterful collection of spaces, each benefiting from its own independent external access.

The barn complex can be broadly divided into five distinct elements: the Cart Lodge, North Range, Central Range, South



Range and the Atcost Building. Internally, the Central Range connects to both the North Range and the Atcost Building, while the South Range remains separate, providing additional flexibility for future use and conversion.

To the rear of the barns sits a concrete-framed Atcost building, located between the North and Central Ranges which occupies most of the former rear courtyard area. The planning consent includes the demolition of this structure, creating a more open setting and enhancing the character of the original barns, as illustrated in the accompanying CGI visualisation.

A timber lean-to extension is currently attached to the front elevation of the Central Range and is also to be removed as part of the approved scheme.

The combined footprint of

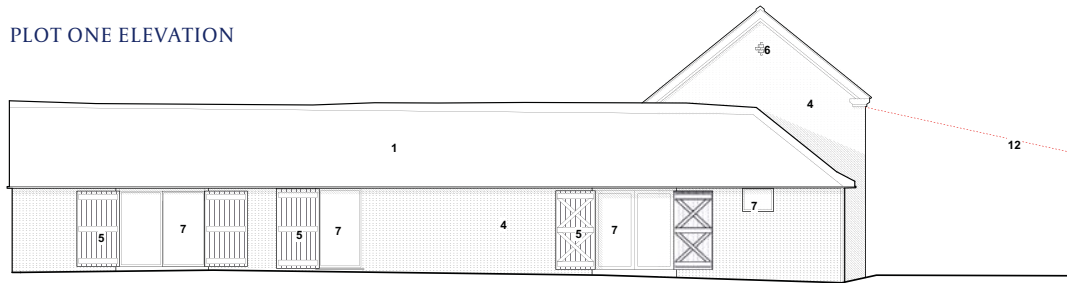
the buildings on the site is approximately 900 sq.m however this includes the Atcost building and modern lean-to which will both be demolished as part of the scheme. Therefore, the overall footprint will be in the region of 556 sq.m

The proposals have been sensitively designed to preserve the character of the barns and work with the existing structure and openings.

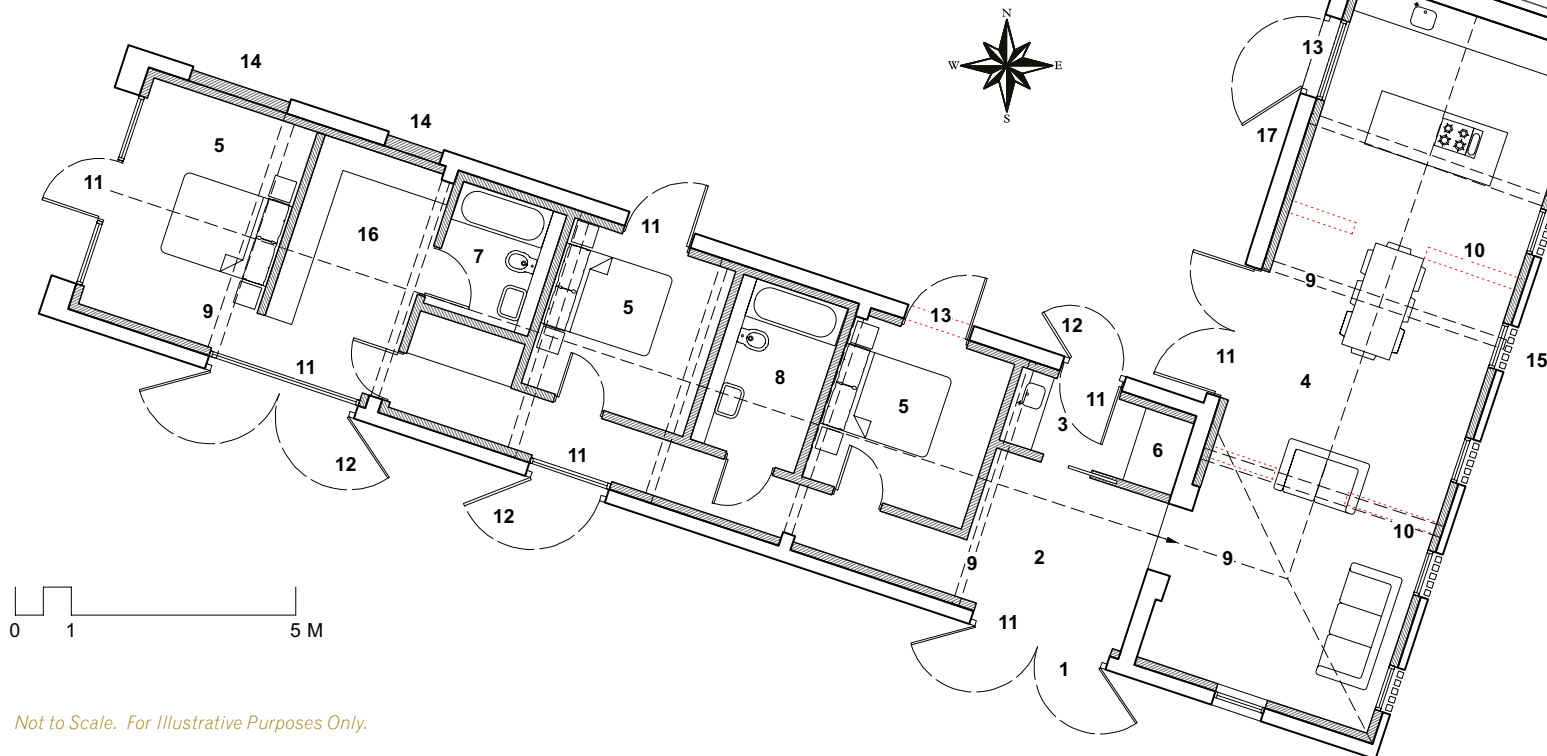




PLOT ONE ELEVATION



PLOT ONE FLOOR PLAN



0 1 5 M

Not to Scale. For Illustrative Purposes Only.

- 1 Main entrance
- 2 Hall
- 3 Utility
- 4 Kitchen / living
- 5 Bedroom
- 6 Services
- 7 Ensuite
- 8 Bathroom
- 9 Exposed existing roof structure (dotted)
- 10 Half height blockwork removed
- 11 Glazing in exg opening
- 12 Boarded door pinned open
- 13 New opening
- 14 Existing opening blocked up
- 15 Brick vents retained with glazing behind
- 16 Dressing
- 17 Modern brickwork and render replaced



PLOT 1

SOUTH RANGE

Plot 1 comprises an attractive single-storey barn conversion designed to offer spacious and contemporary living. The accommodation includes three generous double bedrooms, with the principal suite benefiting from a large ensuite bathroom. At the heart of the home is an impressive open-plan kitchen, dining and living area, creating a bright and sociable space ideal for modern family life and entertaining.

The approved design makes full use of the building's existing character and original openings, maximising natural light throughout and creating a seamless blend of traditional charm and contemporary comfort.





PLOT 2

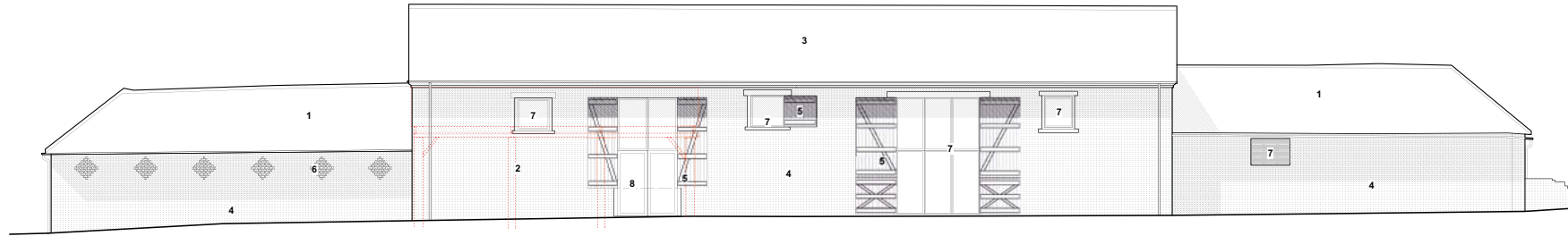
CENTRAL RANGE

Occupying the impressive Central Range, Plot 2 presents a unique opportunity to create a substantial and highly individual four-bedroom home. Each of the four spacious double bedrooms benefits from ensuite bathrooms and dressing areas, providing exceptional accommodation throughout.

The property has been thoughtfully designed around a stunning open-plan living space, incorporating a central kitchen and dining area, formal sitting room, a snug overlooking the surrounding countryside, study, utility room and cloakroom.

A key feature of the approved design is the retention of the barn's striking original volume. The three central bays remain open to the roof structure, preserving the scale and character of the building. Within the central bay, a contemporary freestanding pod houses the kitchen, utility room and cloakroom, with an open mezzanine study above. This innovative design allows uninterrupted views throughout the barn, showcasing the building's impressive proportions while creating practical and versatile living spaces.

The four bedrooms are positioned at either end of the building across both floors, connected by staircases at each end, ensuring the open-plan space can be appreciated throughout the home.



PLOT TWO ELEVATION



PLOT TWO FLOOR PLANS

- 1 Main entrance
- 2 Kitchen / dining
- 3 Freestanding 'pod' mezzanine
- 4 Utility / services
- 5 Roof structure over (dotted)
- 6 WC
- 7 Living
- 8 Bedroom
- 9 Dressing
- 10 Ensuite
- 11 Original opening reinstated & glazed
- 12 Existing opening glazed
- 13 Boarded doors pinned open
- 14 New opening
- 15 Modern lean-to removed
- 16 Modern concrete framed barn demolished
- 17 Study / desk space overlooking GF
- 18 Existing opening extended to floor and glazed



Not to Scale. For Illustrative Purposes Only.



PLOT 3

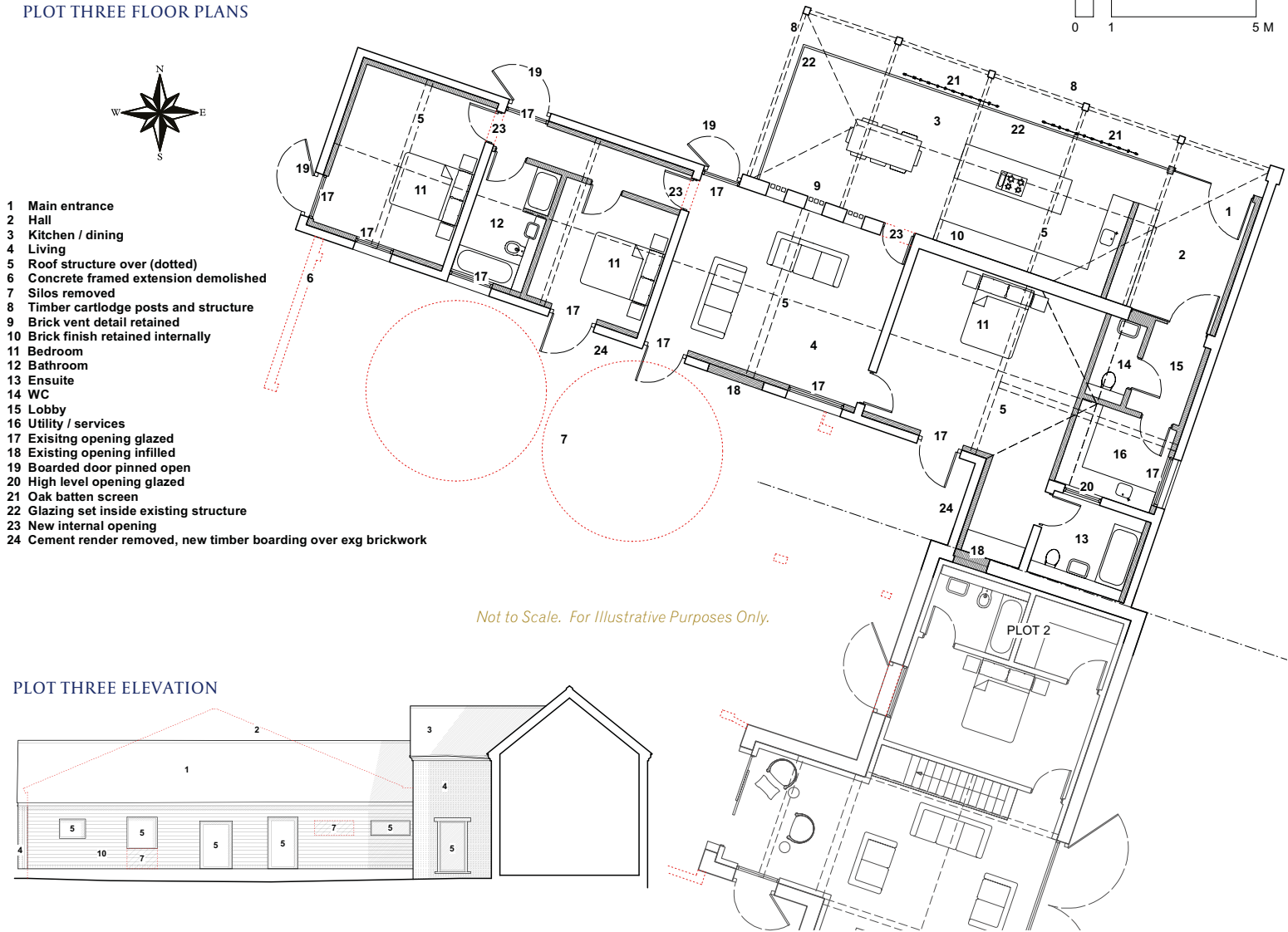
NORTH RANGE

Plot 3 offers a beautifully designed single-storey conversion providing comfortable and flexible accommodation. The layout includes three double bedrooms, including a principal bedroom with ensuite bathroom and extensive storage. The remaining bedrooms are served by a large family bathroom.

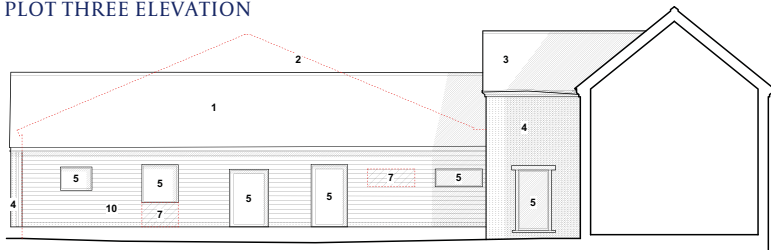
The open-plan kitchen and dining area flows naturally into the living space, creating a welcoming environment for everyday living and entertaining. A utility room and separate cloakroom add further practicality.

A particularly distinctive feature of this plot is the adjoining Cart Lodge, which forms the northern section of the range. The approved design incorporates frameless glazing set discreetly behind the existing timber posts and braces, preserving the character of the original structure while creating an attractive, light-filled space. Carefully positioned oak screening provides additional privacy, resulting in a stylish blend of traditional craftsmanship and contemporary design.

PLOT THREE FLOOR PLANS



PLOT THREE ELEVATION



Plot Number	Description	Bedrooms	Size (Sqft)	Size (Sqm)
Plot 1	South Range	3 Bedrooms	1,496	139
Plot 2	Central Range	4 Bedrooms	2,508	233
Plot 3	North Range	3 Bedrooms	1,980	184
Total			5,876	556







LANDSCAPING

The very wide existing agricultural access from the highway is going to be reduced by partially infilling it with landscaping, the large concrete area will be removed and broken up with new trees and green space.

To the rear the removal of the Atcost building will open the original courtyard which will be used to create private amenity space for the dwellings.

ADDITIONAL LAND

There is the possibility for a buyer to purchase some additional land shaded blue on the sale plan. Interested parties should submit a separate offer for the additional land.



GENERAL REMARKS

Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Method of Sale

The property is for sale by Private Treaty.

Planning

Planning permission has been granted by Braintree District Council under application reference 25/02152/FUL for the:

"Proposed change of use and conversion of barns to provide 3 No. residential dwellings, demolition of modern farm buildings, provision of parking, landscaping and other associated works."

Prospective purchaser(s) should make their own enquiries of Braintree District Council regarding the planning consent and review the approved plans and supporting documentation in full.

The barns are Grade II Listed. A heritage statement is available to download from the planning portal. A full plan pack is available from the selling agent.

Services

The property benefits from a separately metered electricity connection and a mains water supply. Connection arrangements, upgrades and any associated costs should be verified by purchaser(s).

Outgoings

Will be apportioned on completion.

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.

A right of way will be granted to the purchaser(s) over the land hatched brown on the sale plan. This right will be unrestricted for any purpose with a 50% maintenance contribution.

A footpath is located to the south of the site connecting the site to the village of Foxearth.

An electricity substation owned by Eastern Electricity is located to the south of the property. Eastern Electricity has rights of access over the land for the inspection, maintenance and repair of the substation. Further details of the rights granted are contained within the transfer deed, a copy of which is available from the selling agent.

360 View



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

Aerial Video



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

Registered Title

The land forms part of the registered Title Number EX345244.

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.

Solicitors

Gepp Solicitors

Postcode

The postcode is CO10 7JA.

What3words

The location of the entrance to the property is [///confronts.police.commenced](#)

Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call 07443 350780.

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.

Local Authorities

The property falls within the jurisdiction of Braintree District Council.

Boundaries

The Vendors and the Vendors' 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.

Fencing Obligations

Purchaser(s) and their successors will be required to erect a stock proof post and rail fence (alternative specification must be agreed by the vendor not to be unreasonably withheld) on the boundaries shown marketed with an inward facing 'T' on the sale plan.

The purchaser(s) shall not erect or install any form of gate, stile or other such openings of means of accessing the retained land.

The purchaser(s) and their successors shall be responsible for the repair and maintenance of the boundaries shown marketed with an inward facing 'T' on the sale plan.

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.

Health & Safety

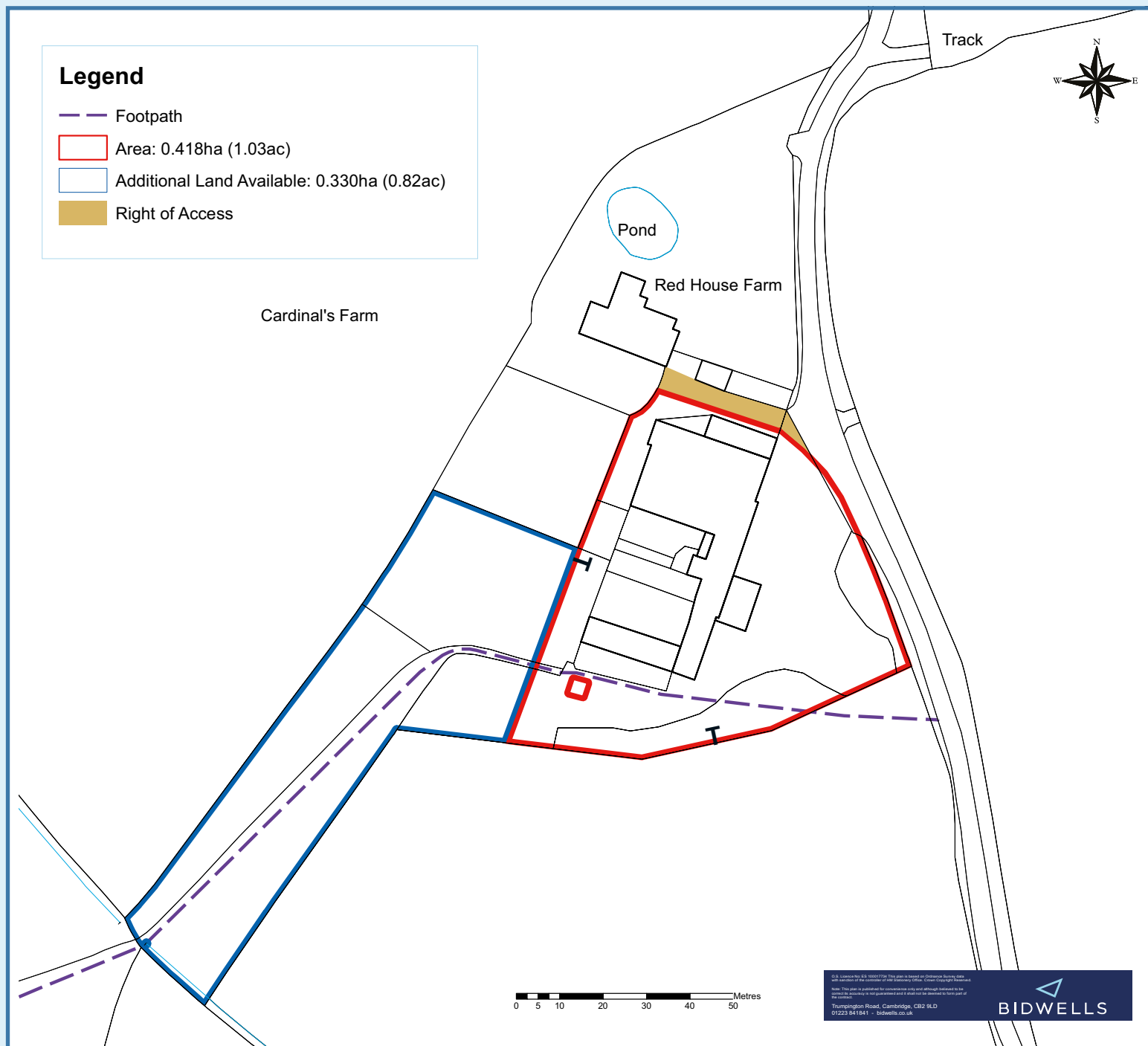
Given the potential hazards of a redundant farmyard we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

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.

Date

These particulars were prepared in August 2026.



Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchaser(s) of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchaser(s) may be asked to produce identification of the intended purchaser(s) and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2026. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.



This brochure is fully recyclable.

