

LOWER FARM BARKING TYE, IPSWICH, SUFFOLK



Attractive rural location in close proximity to the villages of Barking and Ringshall

Property Summary

- Former agricultural storage buildings with consent to convert into three residential dwellings (ref: DC/25/01524).
- Attractive rural location in close proximity to the villages of Barking and Ringshall
- Set in approximately 0.13 acres (0.05 hectares).

Distances

(All distances are approximate)

- Barking: 1.2 miles
- Needham Market: 3.5 miles
- Stowmarket: 6.8 miles
- Ipswich: 11.5 miles

For sale by Private Treaty as a whole

Enquiries

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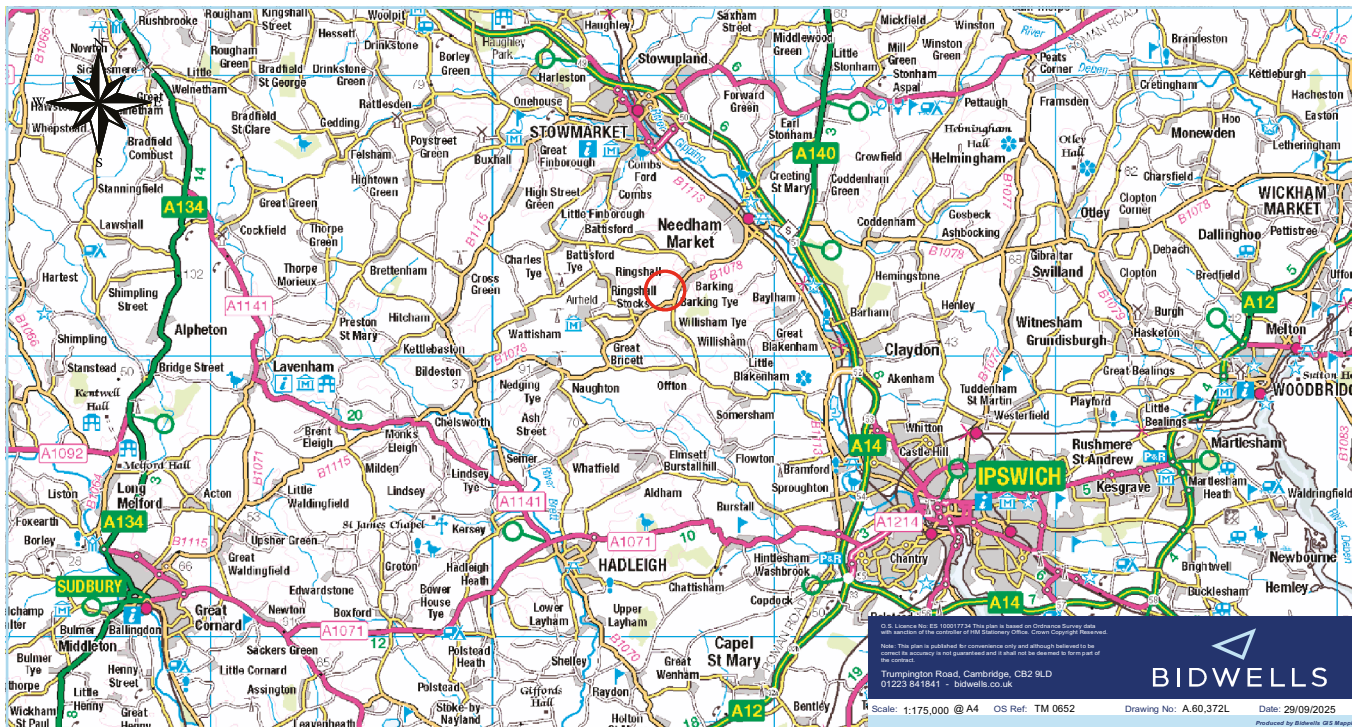
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[Please read Important Notice on page 7.](#)

LOWER FARM
BARKING TYE,
IPSWICH, SUFFOLK
IP6 8JD





Location

The plots are located west of the village of Barking in the Mid-Suffolk countryside. There is good access to the B1078 which connects the property to the A14, the A140 and the wider road network.

Ipswich Railway Station provides regular services to Norwich, Cambridge and London Liverpool Street.

Stansted Airport is approximately 58 miles away offering international travel.

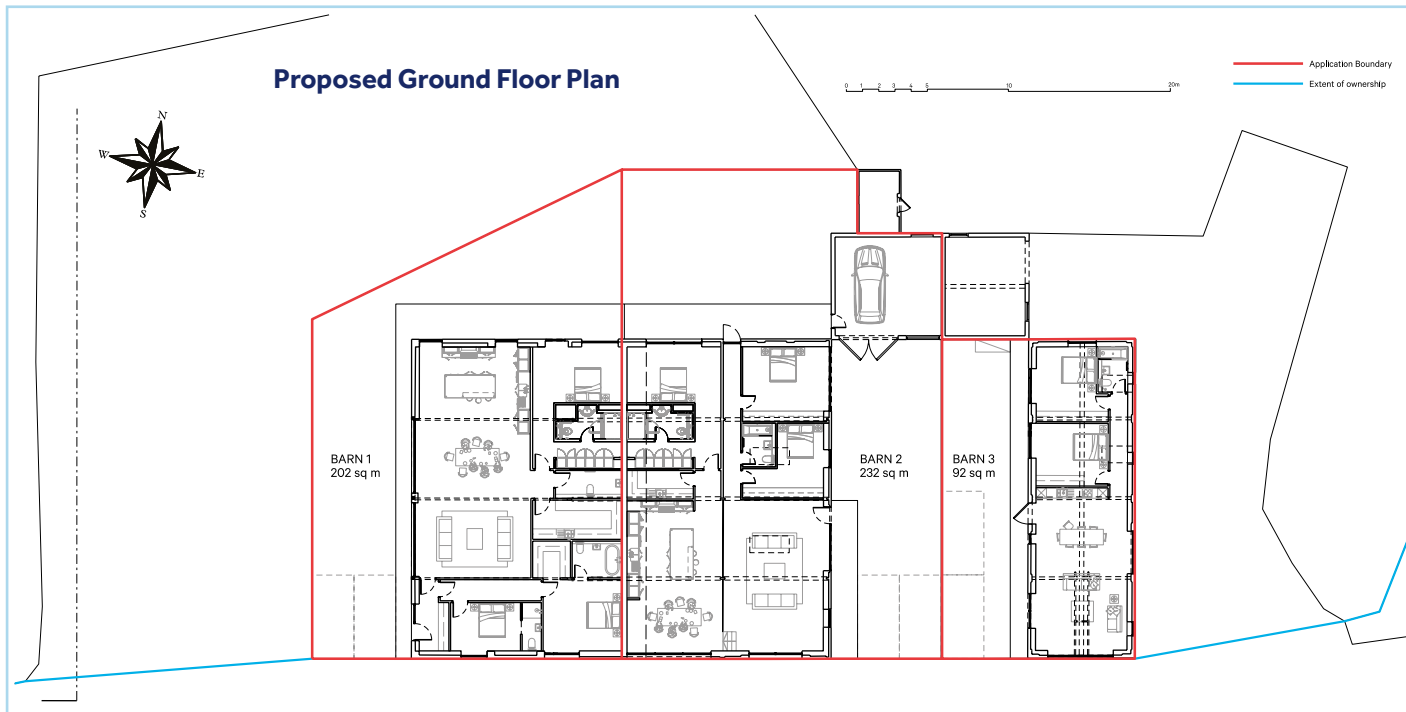
Situation & Access

Lower Farm is situated to the west of the Barking Tye and Barking and to the north and west of the B1078. Lower Farm is accessed via a drive to the south from the B1078.

Barking and Barking Tye are small villages in Suffolk. Barking has a pub and a village hall while Barking Tye has a small service station.

Existing Use

Lower Farm forms part of an established farming business however the buildings on site are no longer required by agricultural enterprise.



Property Description

The buildings at Lower Farm comprise former agricultural stores that benefit from planning consent to convert to three large dwellings under Class Q permitted development rights (ref: DC/25/01524). The consent provides for two three-bedroom dwellings and one two-bedroom dwelling. The conversions will utilise the existing buildings to provide spacious, open plan homes suited to modern living whilst retaining and preserving some traditional features; the accommodation will solely utilise a single floor. The design of the scheme is illustrated by the 3D image on the front cover.

The property offers the exciting opportunity for a buyer to develop the buildings as per the current consent or to enhance or redesign the scheme (subject to planning).

The existing buildings are of timber frame construction with part height masonry shear walls with concrete flooring under fibre cement roofing. There is a large sliding door on the front elevation and a smaller stable style door providing personnel access.

The consented scheme is shown on the plans.



Barn 1

Barn 1 is situated within the western side of the main building and comprises three double bedrooms (two with ensuite bathrooms), a family bathroom, large utility room, open plan kitchen dining and living area.

The unit benefits from two car parking spaces located to the side of the barn and has a private garden to the side and rear.

Barn 2

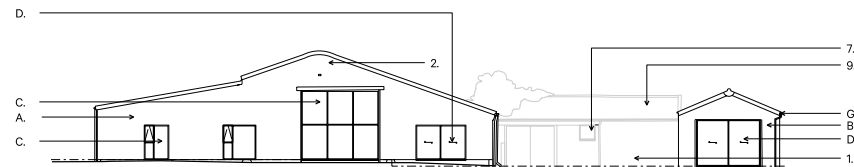
Barn 2 is situated within the eastern side of the main building comprises three double bedrooms (two with ensuite bathrooms), a family bathroom, large utility room and an open plan kitchen, dining and living area.

The unit benefits from two car parking spaces located to the side of the barn, a garage towards the rear of the side of the barn and a private garden to the rear.

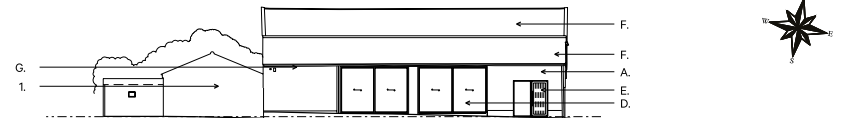
Barn 3

Barn 3 is situated in a detached building to the east of the main building (Barns 1&2). The proposed dwelling is a unique design with all of the accommodation situated on the ground floor. Barn 3 comprises two double bedrooms, a family bathroom and a large open plan kitchen, dining and living area.

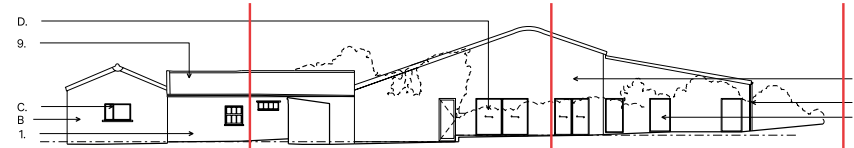
The unit benefits from two parking spaces to the western side of the barn.



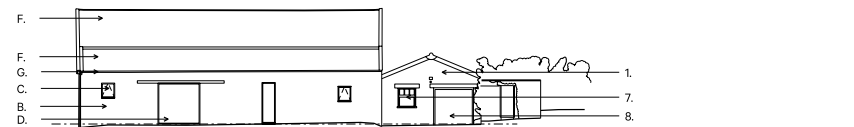
Proposed Elevation 1



Proposed Elevation 2



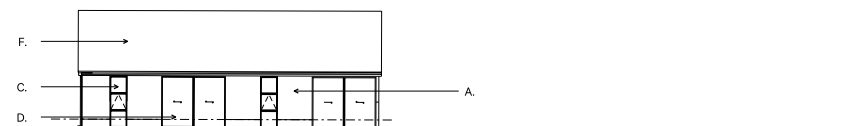
Proposed Elevation 3



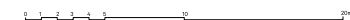
Proposed Elevation 4



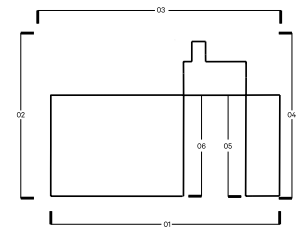
Proposed Elevation 5



Proposed Elevation 6



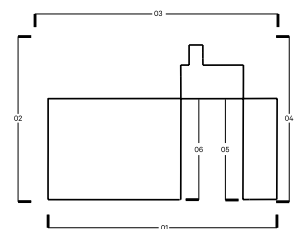
Elevation Key (NTS)



Materials Key

1. Brick
 2. Timber Cladding
 3. Concrete block
 4. Render
 5. Metal Gate
 6. Timber Door
 7. Timber Window
 8. Metal Door
 9. Cementitious corrugated sheet
 10. Corrugated metal cladding
- A. New timber cladding
B. New render
C. New double glazed aluminium window
D. New double glazed aluminium door
E. New timber door
F. New fibre cement roofing
G. New aluminium rainwater goods

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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

The property is under the jurisdiction of Mid Suffolk District Council.

The buildings at Lower Farm benefit from a planning consent under reference DC/25/01524 which is available to view on Mid Suffolk District Council's online planning portal.

The site is not subject to any formal designations in planning terms.

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.

Services

Details available from the selling agents.

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

Registered Title

The land is registered under part of Title Number SK12012

Value Added Tax

Should any sale of the site, 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.

Postcode

The nearest Postcode is IP6 8JD.

What3Words

///arranger.define.lamp

Viewings

Viewing and access to the property is strictly by appointment with Bidwells.

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 site falls within the jurisdiction of Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX.
Tel: (0300) 1234 000

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.

Boundaries

The Purchaser(s) will be required to erect a stock and dog proof boundary fence along the boundary abutting the Vendor's retained holding as shown with the inward marked T's'. The Purchaser(s) shall not erect or install any form of gate, stile or other such opening or means of accessing the surrounding 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.

Health & Safety

Given the potential hazards of a farm and its associated machinery we would ask you to be as vigilant as possible for your own personal safety when inspecting this property.

Please do not visit the site without a prior appointment with Bidwells.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in October 2025.

Only those fixtures and fittings described in the sale details are included in the sale.

Date

These particulars were prepared in October 2025.

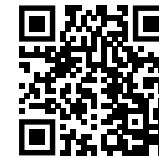
360 View

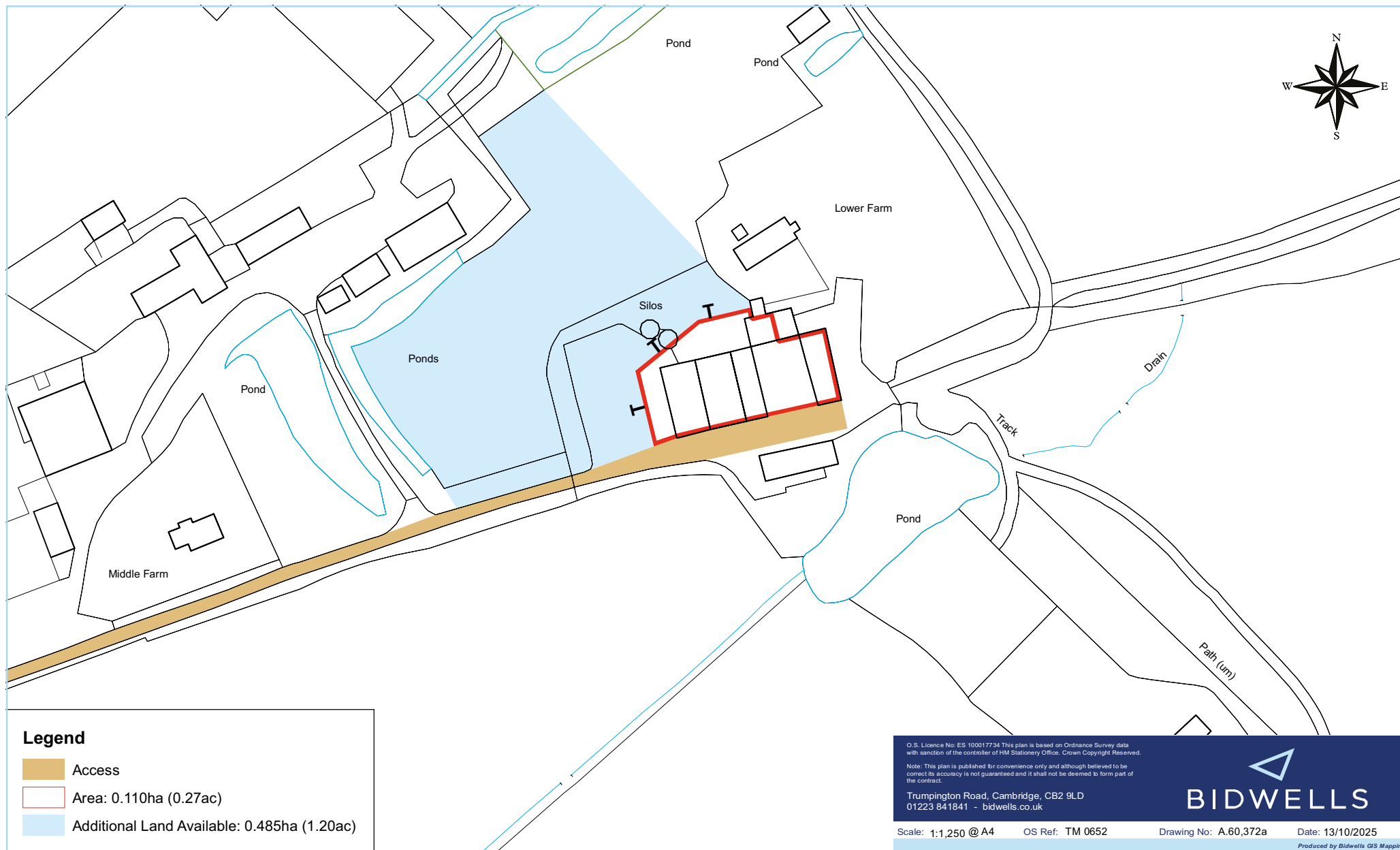
Please scan the QR Code or click the [link](#).



Aerial View

Please scan the QR Code or click the [link](#).





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