

# THE BARN

## LITTLE WALDINGFIELD, SUFFOLK

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BIDWELLS



An opportunity to purchase a barn with planning consent for conversion to a four-bedroom dwelling located in an attractive area of the Suffolk countryside.

Site area approximately 0.17 acres (0.071 hectares).

#### Property Summary

- Planning consent for the conversion of an agricultural building to a detached four-bedroom dwelling (Ref: DC/23/05633).
- Picturesque rural views situated between Lavenham and Sudbury connected by the B1071 and B1115.
- Set in approximately 0.17 acres (0.071 hectares).

#### Distances

(All distances are approximate)

- Little Waldingfield: 1.4 miles
- Lavenham: 2.2 miles
- Sudbury: 4.5 miles

**For sale by Private Treaty as a whole**

#### Enquiries

Rebecca Westerhuis

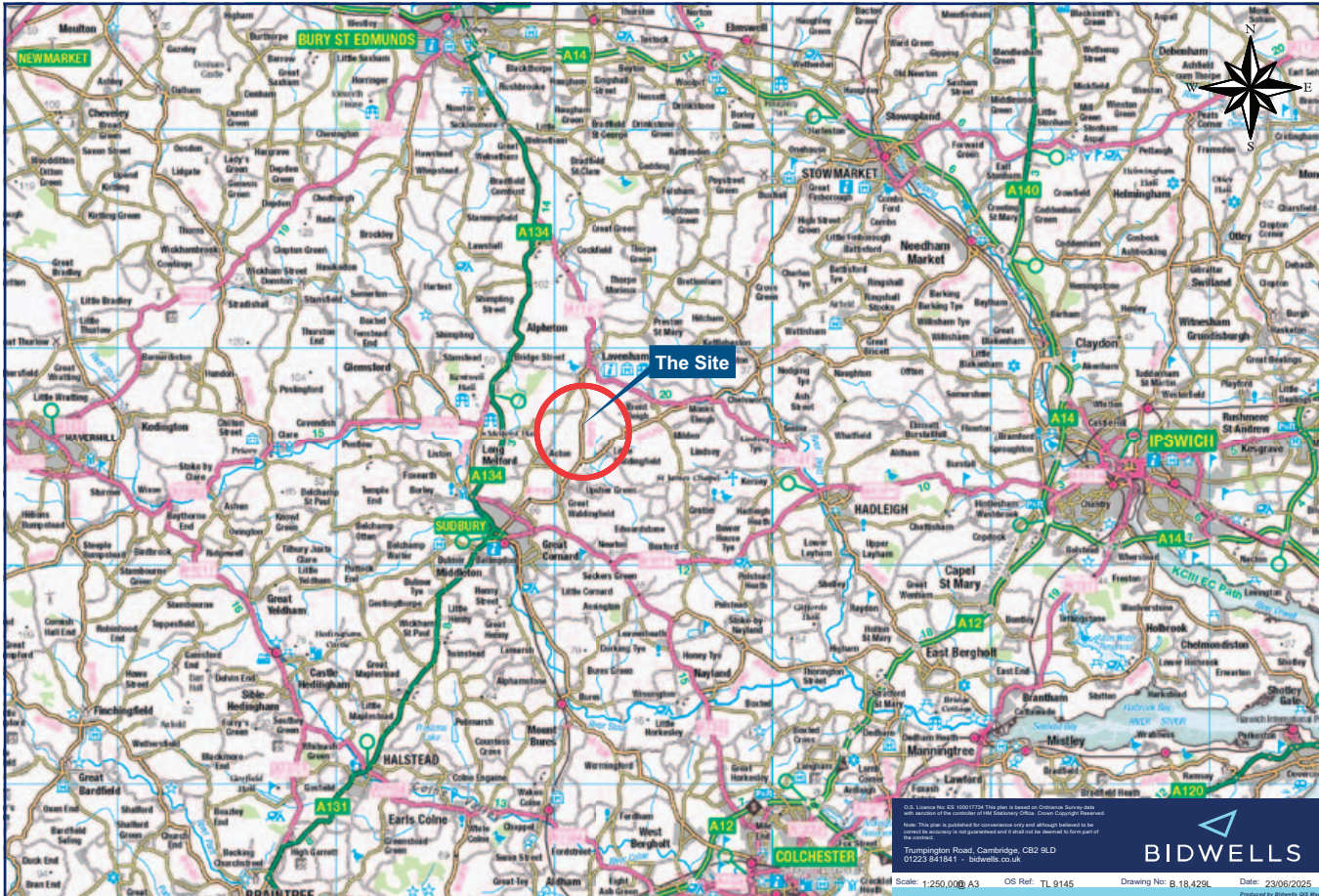
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Please read Important Notice on page 7.

**THE BARN**  
**LAVENHAM ROAD,**  
**LITTLE WALDINGFIELD,**  
**SUFFOLK**





## Location

The property is located between Great Waldingfield and Lavenham situated in the county of Suffolk connected by the B1071 and B1115.

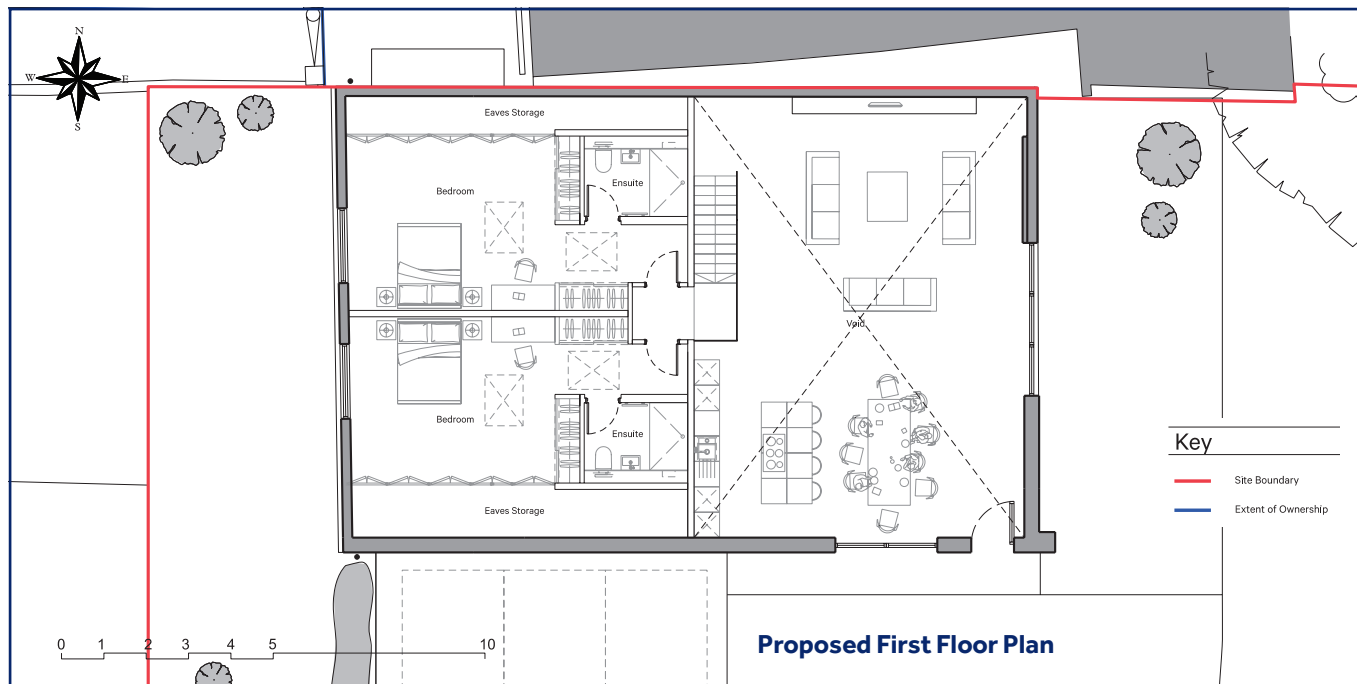
The A134 is within four miles of the site. Sudbury is linked with Bury St Edmunds by the A134. The A134 connects with the A14 to the north and the A131 to the south, allowing for easy access across the county and wider country.

Sudbury railway station connects Sudbury to the Great Eastern Main Line at Marks Tey which provides frequent services to London Liverpool Street and to other locations in the East of England including Chelmsford, Colchester, Ipswich and Norwich. Stansted Airport is approximately 37 miles away offering international travel.

## Situation & Access

The property is accessed via an established point of agricultural access off the B1071.

Located a short distance away, Lavenham is a picturesque medieval village which offers a range of local amenities including independent shops, café, restaurants, primary school, pharmacy, village hall and a post office. The larger towns of Sudbury and Bury St Edmunds offer a wider range of amenities and community facilities.

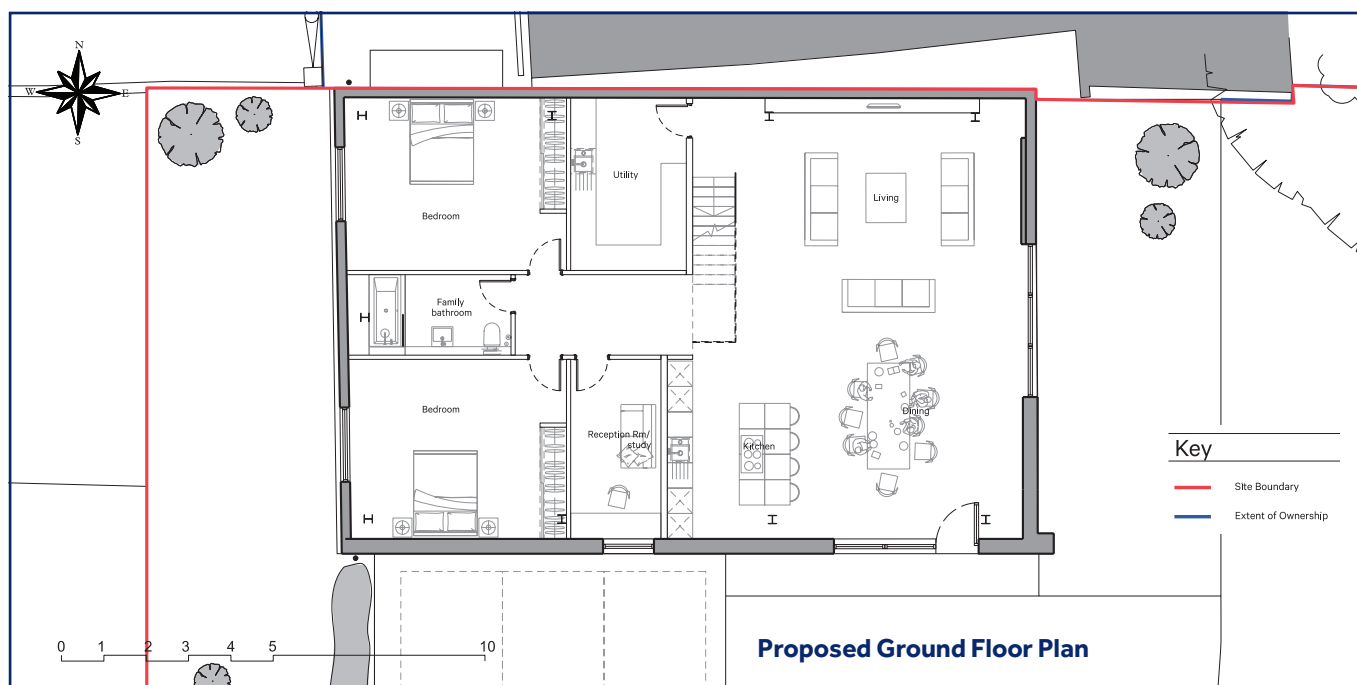


## Property Description

Redhouse Farm Barn comprises an agricultural building and associated curtilage. The existing building is of red brick elevations and constructed of a brick trussed wooden frame under corrugated fibre cement roof. The western gable is clad in part timber cladding and part profile metal cladding. The existing building currently has internal concrete panel grain walling.

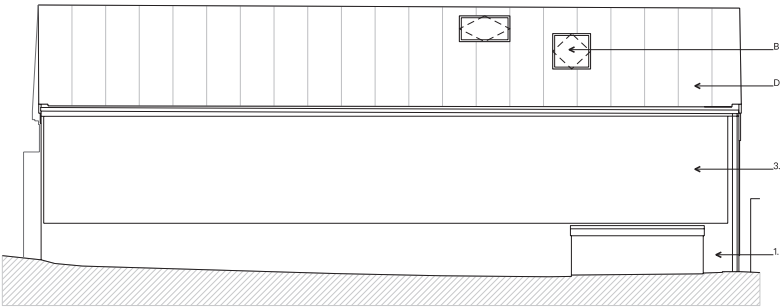
The current consented scheme is for the conversion of the existing building to a detached residential dwelling comprising four bedrooms (two downstairs and two upstairs with ensuite bathrooms), a large kitchen, dining and living space with vaulted ceilings, a utility room and a reception room/study.

The consented scheme is shown by the enclosed plans and by the illustration on the front page. The building extends to approximately 2,700 sq ft (251 sq m) and the site area totals 0.17 acres (0.071 hectares).

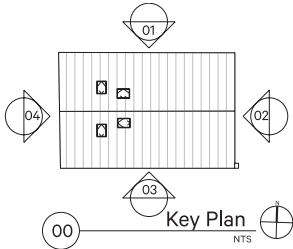
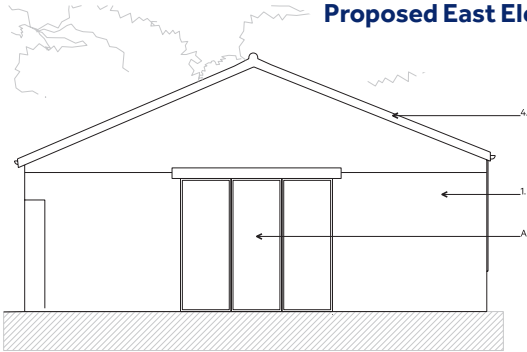




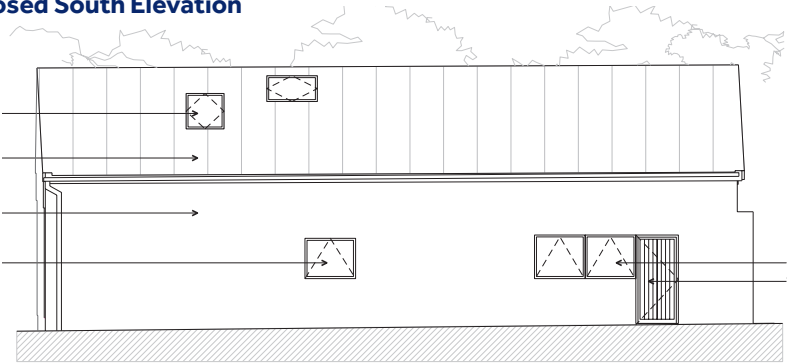
Proposed North Elevation



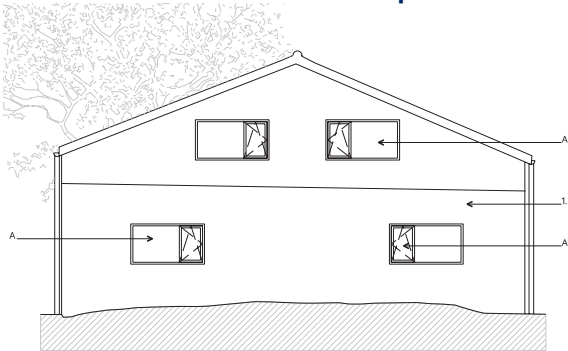
Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



### Materials Key

- 1. Red Facing Brick
- 2. Corrugated cementitious Sheet
- 3. Horizontal timber boarding
- 4. Cementitious flashing
- 5. Metal Door
- A. Aluminium framed glazing
- B. Rooflight
- C. Timber door
- D. Fibre cement corrugated sheet
- E. Timber panel

## Existing Use

Redhouse Farm Barn has formed part of an Established Agricultural Unit, however the building is no longer suitable for modern day agricultural practices and therefore the Vendor has sought consent for a change of use to residential.

## Method of Sale

The property is for sale by private treaty.

## Planning

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

Redhouse Farm Barn benefits from a planning consent under reference DC/23/05633 which is available to view on the Babergh and Mid Suffolk District Council's online planning portal.

## 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 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.

## 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 Vendor will grant a Purchaser(s) a right of way from the highway over land coloured brown on the plan to the site boundary.

The Vendor will retain a vehicular and pedestrian right of access over the land shown on the plan hatched brown. The

maintenance responsibilities for the shared access will be an 80% contribution from Vendor and 20% from the Purchaser(s).

## Tenure

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

## 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 Title Number SK84967.

## Value Added Tax

Should the sale of the property, 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

CO10 0TQ

## what3words

///crumple.dishing.glidres

## 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 Babergh and Mid Suffolk District Council.

Endeavour House, 8 Russell Road,

Ipswich, IP1 2BX

Tel: 0300 1234000

## 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

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 June 2025. Only those fixtures and fittings described in the sale details are included in the sale.

## Viewings

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## Date

These particulars were prepared in June 2025.

## Aerial Video

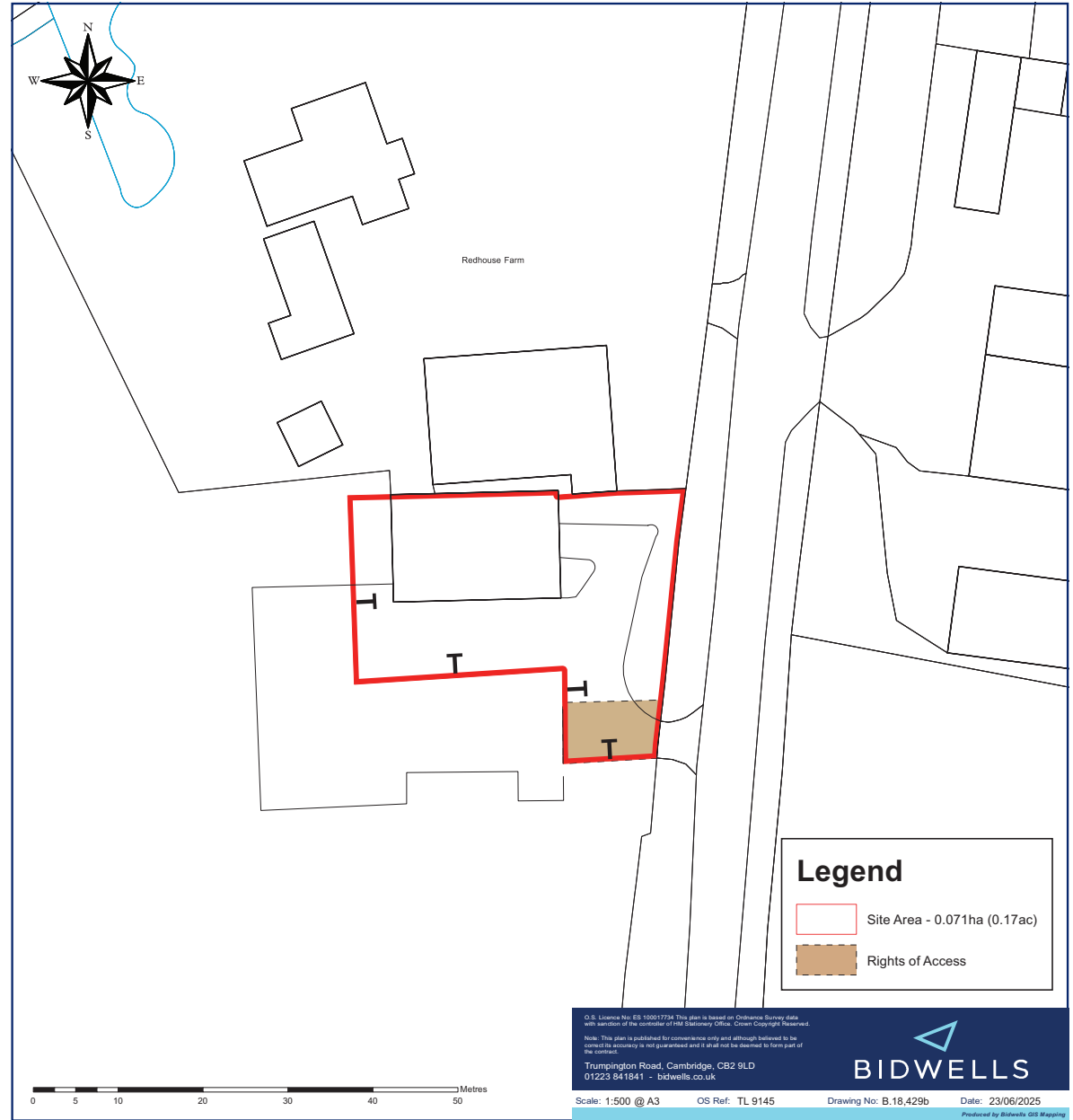
Please scan the QR Code or click the [link](#)



## 360 View

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





#### Important notice

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